

ORDINANCE NO. 2985

AN ORDINANCE OF THE CITY OF REDLANDS AMENDING TITLE 18 (ZONING REGULATIONS) OF THE REDLANDS MUNICIPAL CODE TO MAKE TEXT AMENDMENTS PERTAINING TO: HOUSING DEFINITIONS; LISTS OF PERMITTED AND CONDITIONALLY PERMITTED USES; ADOPT DEVELOPMENT STANDARDS FOR LOW BARRIER NAVIGATION CENTERS; ADOPT DEVELOPMENT STANDARDS FOR FARMWORKER AND AGRICULTURAL WORKER HOUSING; ADOPT DEVELOPMENT STANDARDS FOR SINGLE-ROOM OCCUPANCY FACILITIES; ADD CHAPTER 17.12 FOR URBAN LOT SPLITS TO TITLE 17 OF THE REDLANDS MUNICIPAL CODE; ADD ARTICLE XVI TO CHAPTER 18.156 FOR TWO-UNIT DEVELOPMENT PROJECTS ON RESIDENTIAL PARCELS; AND OTHER VARIOUS TEXT AMENDMENTS TO THE ZONING REGULATIONS FOR IMPLEMENTATION OF THE 2021-2029 HOUSING ELEMENT'S WORK PROGRAM.

WHEREAS, the City has initiated Ordinance Text Amendment No. 361 in accordance with Chapter 18.204 of the Redlands Municipal Code; and

WHEREAS, the City Council finds that the City of Redlands faces a serious housing problem and the lack of access to affordable housing has a direct impact upon the health, safety, and welfare of the residents of the City; and

WHEREAS, the California Legislature has consistently recognized the continuing need for affordable housing in California, stating in Government Code Section 65580, that "the availability of housing is of vital statewide importance, and the early attainment of decent housing... is a priority of the highest order" and, further, that, "local... governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community"; and

WHEREAS, affordable housing is regulated by a variety of state and local laws, ordinances, and policies, and the Regional Housing Needs Assessment (RHNA) requires the City to provide for the development of a specified number of housing units. The City's Housing Production allocation for the 2021-2029 allocation cycle calls for the development of 2,234 new affordable housing units as follows: 652 units are needed for moderate-income households, 615 units are needed for low-income households and 967 units are needed for very low and extremely low-income households; and

WHEREAS, a lack of new units affordable to very-low, low and moderate-income households within the City will have a substantially negative impact because: (1) housing will have to be built far from employment centers, which will increase commuting and negatively impact traffic, air and noise pollution, and (2) the City and employers within the City will find it difficult to recruit and retain employees; and

WHEREAS, the State of California requires each city to develop a general plan establishing policies for future development. As specified in the Government Code, the general plan must: (i) encourage the development of a variety of housing types for all income levels; (ii) assist in the development of adequate housing to meet the needs of low and moderate-income households; and (iii) conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action; and

WHEREAS, the City has authority under its police power to protect the public health, safety, and welfare, by imposing land use regulations that that will provide additional housing that is affordable to all income levels that is dispersed throughout the City; and

WHEREAS, the implementation of this ordinance will aid the City in achieving the goal of making housing availability more diverse, dispersed, and affordable; and

WHEREAS, on May 6, 2025, the Secretary to the Planning Commission gave notice by publication in a newspaper of general circulation of the holding of a public hearing by the Planning Commission; and

WHEREAS, on April 8, 2025, and May 27, 2025, the Planning Commission held a noticed public hearing and considered the testimony and written evidence submitted by City staff, the public, and other interested persons; and

WHEREAS, on May 27, 2025, the Planning Commission recommended to the City Council that Ordinance Text Amendment No. 361 be approved, in conjunction with Amendment No. 53 to the East Valley Corridor Specific Plan (Specific Plan 40) and related amendments to other residential Specific Plans in the City; and

WHEREAS, in accordance with Government Code sections 65090 and 65854, on or about June 10, 2025, the City Clerk gave notice by publication in a newspaper of general circulation of the holding of a public hearing at which Ordinance No. 2985 would be considered by City Council; and

WHEREAS, on July 1, 2025, the City Council held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Ordinance No. 2985; and

WHEREAS, adoption of the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3) and 15378(b)(5) of the California Environmental Quality Act Guidelines; and

WHEREAS, after closing the public hearing and deliberating upon the matter, the City Council finds that approval of the proposed text amendments to the Redlands Municipal Code and Specific Plans will be in the best interests of the public health, safety, and general welfare.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDLANDS DOES ORDAIN AS FOLLOWS:

SECTION 1. California Environmental Quality Act. The proposed Ordinance Text Amendment does not require environmental review in accordance with Sections 15061(b)(3) and 15378(b)(5) of the California Environmental Quality Act Guidelines. Pursuant to Section 15378(b)(5) of the California Environmental Quality Act ("CEQA"), this proposal is an organizational or administrative activity of the City that will not result in direct or indirect physical changes in the environment, and therefore not a project. Additionally, pursuant to CEQA Guidelines Section 15061(b)(3), this proposal is exempt from CEQA review because there is no possibility that the zoning code amendment may have a significant effect on the environment, insofar as it would amend text of the zoning regulations of the City and would not result in any direct or indirect physical changes to the environment within the City. Accordingly, no further environmental review is necessary.

SECTION 2. Chapter 18.08 of the Redlands Municipal Code, entitled "Definitions and Construction," is hereby amended to add Sections 18.08.527, 18.08.528, and 18.08.542, as follows:

"18.08.238: EMPLOYEE HOUSING:

A. "Employee housing" means both of the following:

1. Qualified employee housing providing accommodations for six or fewer employees, pursuant to California Health and Safety Code section 17021.5(b), shall be deemed a single-family dwelling and is allowed in residential zones. Employee housing is subject to all Municipal Codes, regulations, and other standards generally applicable to other residential dwellings of the same type in the same zone.

2. Qualified employee housing providing accommodations for seven or more employees and consisting of no more than thirty six (36) beds in group quarters or twelve (12) units or spaces designed for use by a single family or household, pursuant to Health and Safety Code Section 17021.6(b), shall be deemed an agricultural land use and is allowed in such zones for agricultural use or an equivalent agricultural district within a City approved Specific Plan. Employee housing is subject to all Municipal Codes, regulations, and other standards generally applicable to other agricultural activity in the same zone.

B. Employee housing is not included within the definition of a boarding house, rooming house, single room occupancy residence, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling.

C. Employee housing does not include housing that is provided by someone other than an agricultural employer or an agent thereof if such housing is offered and rented to nonagricultural employees on the same terms that it is offered to agricultural employees, none of the occupants of the housing are employed by the owner or property manager of the housing, none of the occupants of the housing have rent deducted from their wages,

negotiation of the terms of occupancy of the housing is conducted between each occupant and the owner or manager of the property, the occupants of the housing are not required to live in the housing as a condition of employment, and the occupants of the housing are not referred to live in the housing by the employer of the occupants or the employer's agent, or an agricultural employer.

D. "Employee" as used in this section does not include a person engaged in household domestic service or a person employed under circumstances in which his or her wages are incidental to professional training or training for a religious vocation and where the employer is exempt from taxation under the California Constitution. In addition to the requirements of this section, employee housing shall comply with the requirements of the Employee Housing Act (Calif. Health & Safety Code, section 17000 et seq.)."

**"18.08.240: FAMILY:**

"Family" means an individual or group of two or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit on a continuous non-transient basis. Each member of the family has access to all parts of the dwelling; interact with each other; share meals; and/or share household activities. If the dwelling unit is rented, all adult residents have chosen to jointly occupy the entire premises of the dwelling unit, under a single written lease with joint use and responsibility for the premises. Further, the makeup of the household occupying the rental is determined by the residents of the dwelling unit rather than the landlord, property manager, or agency. The term "family" shall not include institutional group living situations such as dormitories, fraternities, sororities, monasteries, convents, or similar group living arrangements whose association is temporary or of limited duration (i.e., school term, completion of a program, rehabilitation, etc.); nor does it include group living arrangements such as boarding houses, single-room occupancy residences, hotels, or motels. Indications that a household may not be operating as a "family" may include but are not limited to: members of the household have separate, private entrances; each member of the household has locks or deadbolts on their bedroom door; members of the household have separate food storage facilities; members have restricted access to certain portions of the dwelling; and/or lease a specific room or portion of the dwelling."

**"18.08.168: COMMUNITY CARE FACILITY:**

"Community care facility" has the same meaning as in California Health & Safety Code section 1502. A community care facility for not more than six persons (excluding members of the resident family or persons employed as facility staff) which may operate on a 24-hour-a-day basis within the meaning of the Community Care Facilities Act is a "dwelling" in the individual zone chapters. Whether or not unrelated persons are living together, a residential care facility that serves six or fewer persons (excluding members of the resident family or persons employed as facility staff) shall be considered a residential use of property for the purposes of these zoning regulations (Calif. Health & Safety Code, section 1568.0831). A community care facility is subject only to those restrictions that

apply to other dwellings of the same type within the same zone in the individual zone chapters.”

“18.08.320: HOSPITAL:

"Hospital" means any building or portion thereof used for the in-patient accommodation and licensed medical care of sick, injured, or infirm persons, and includes sanitariums, alcoholic sanitariums, and commercial institutions for the cure of chronic drug addicts and mental patients.”

“18.08.527: SUPPORTIVE HOUSING:

"Supportive housing" means either:

1. Supportive housing occupied by the target population, as those terms are defined in California Government Code section 65582; or

2. Supportive housing occupied by the target population, as those terms are defined in California Government Code section 65650.

Supportive housing is a "dwelling" in the individual zone chapters. Supportive housing occupied by the target population (as defined in Calif. Gov. Code section 65582) is subject only to those restrictions that apply to other dwellings of the same type within the same zone in the individual zone chapters. Supportive housing occupied by the target population (as defined in Calif. Gov. Code section 65650) is eligible for streamlined ministerial approval under Chapter 18.12, section 18.12.190 of this title, in zones where multifamily and mixed uses are permitted if the proposed housing development satisfies the requirements of California Government Code section 65651, subdivision (a).”

“18.08.542: TRANSITIONAL HOUSING:

"Transitional housing" has the same meaning as in California Government Code section 65582. Transitional housing is a "dwelling" in the individual zone chapters. Transitional housing is subject only to those restrictions that apply to other dwellings of the same type within the same zone in the individual zone chapters.”

SECTION 3. Redlands Municipal Code Section 18.20.030 for the Agricultural (A-1) District, entitled “Permitted Uses,” is hereby amended to read as follows:

“Principal permitted uses in the A-1 district include:

Accessory public parking areas which serve existing public facilities such as parks, trails or linear parks, or similar public uses, pursuant to the review procedures set forth in section 18.12.190 of this title for lots containing ten thousand (10,000) square feet or less or twenty (20) spaces or fewer. In this instance, "accessory" shall mean that the parking area is accessory to the existing land use of either park, trail or linear park, or similar public use.

Apiaries, provided that no hives or boxes housing bees are kept closer than three hundred feet (300') from any dwelling other than that occupied by the owner of the apiary.

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Farms or ranches for the grazing, breeding or raising of not more than two (2) horses, cattle, goats or sheep per acre. Except for the keeping of up to three (3) horses, as provided for in sections 18.44.020 through 18.44.050 of this title of the R-1 zone, no animal(s) shall be housed or corralled closer than five hundred feet (500') from any existing residence in the R-1, R-1-D, R-2, R-2-2000 or R-3 zone, or one hundred feet (100') from any property line.

Farmworker and agricultural worker housing, consisting of no more than 12 units or 36 beds, in accordance with Article XIV of Chapter 18.156 of this title.

Horse boarding.

Orchards, groves, nurseries, the raising of field crops, tree crops, berry crops, bush crops, truck gardening and commercial flower growing.

Single-family residences; provided, however, that there shall be not more than two (2) dwellings on each parcel of five (5) acres or more. Where parcels of land are already subdivided into parcels less than five (5) acres in area, there shall be permitted one dwelling for each lot, provided the lot contains dimensions and an area equivalent to the closest single-family residential zone.

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title.

The sale of fruit, vegetables, produce, flowers and other similar products grown on the property; provided, however, that roadside stands used for such sales shall not exceed five hundred (500) square feet."

SECTION 4. Redlands Municipal Code Section 18.21.030 for the Agricultural (A-1-20) District, entitled "Permitted Uses," is hereby amended to read as follows:

"Permitted uses in the A-1-20 zone are:

Apiaries, provided that no hives or boxes housing bees shall be kept closer than three hundred feet (300') from any dwelling other than that occupied by the owner of the apiary.

Farms or ranches for the grazing, breeding or raising of not more than two (2) horses, cattle, goats or sheep per acre. Except for the keeping of up to three (3) horses, as provided for in sections 18.44.020 through 18.44.050 of this title, no animal(s) shall be housed or corralled closer than five hundred feet (500') from any existing residence in the R-1, R-1-D, R-2, R-2-2000 or R-3 zone, or one hundred feet (100') from any property line.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Farmworker and agricultural worker housing, consisting of no more than 12 units or 36 beds, in accordance with Article XIV of Chapter 18.156 of this title.

Orchards, groves, nurseries, the raising of field crops, tree crops, berry crops, bush crops, truck gardening and commercial flower growing.

Single-family residences; provided, however, that there shall be not more than two (2) dwellings on each parcel of twenty (20) acres or more. Where parcels of land are already subdivided into parcels less than twenty (20) acres in area, there shall be permitted one dwelling for each lot, provided the lot contains dimensions and an area equivalent to the closest single-family residential zone.”

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title.”

**SECTION 5.** Redlands Municipal Code Section 18.24.030 for the Estate Agricultural (A-2) District, entitled “Permitted Uses,” is hereby amended to read as follows:

“Principal permitted uses in the A-2 district include:

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Farmworker and agricultural worker housing, consisting of no more than 12 units or 36 beds, in accordance with Article XIV of Chapter 18.156 of this title.

Keeping of horses; provided, that stables and corrals for horses are kept not less than forty feet (40') from dwellings on the property, and not less than forty feet (40') from side property lines and streets, and not less than one hundred feet (100') from all other structures used or intended for human occupancy, and not less than one hundred feet (100') from a future residential building site, and not less than one hundred feet (100') from a public park or schools, and further:

- A. Evergreen planting screens, or other protective devices, shall be required on property lines when minimum distances are used,
- B. No grazing shall be permitted in any required yard,
- C. Lot area for one horse shall not be less than twenty five thousand (25,000) square feet, with fifteen thousand (15,000) square feet additional lot area for each additional horse,
- D. No more than three (3) horses may be kept on any lot or parcel.

Orchards, groves, nurseries, the raising of field crops, tree crops, berry crops, bush crops, truck gardening, and commercial flower growing; provided, however, that such uses are on a premises not less than five (5) acres in size.

Single-family dwellings, not more than one dwelling for each lot.

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title.

The sale of fruit, vegetables, produce, flowers and other similar products grown on the property; provided, however, that roadside stands used for such sales shall not exceed five hundred (500) square feet.”

SECTION 6. Redlands Municipal Code Section 18.28.030 for the Rural Residential (R-R) District, entitled “Permitted Uses,” is hereby amended to read as follows:

“18.28.030: PERMITTED USES:

Principal permitted uses in R-R Districts include:

Uses permitted in the A-2 Estate Agricultural District, provided the area of the lot is not less than that required in the A-2 District.

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

Keeping of horses; provided, that stables and corrals for horses are kept not less than forty feet (40') from dwellings on the property and not less than forty feet (40') from side property lines and streets, and not less than one hundred feet (100') from all other structures used or intended for human occupancy, and not less than one hundred feet (100') from a future residential building site, and not less than one hundred feet (100') from a public park or schools, and compliance with the following:

A. Evergreen planting screens, or other protective devices, shall be required on property lines when minimum distances are used,

B. No grazing shall be permitted in any required yard,

C. Lot area for one horse shall not be less than twenty five thousand (25,000) square feet, with fifteen thousand (15,000) square feet additional lot area for each additional horse.

Single-family dwellings, not more than one dwelling for each lot. (Ord. 1908 § 1, 1986; Ord. 1000 § 13.60(A), 1955)

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title.”

SECTION 7. Redlands Municipal Code Section 18.29.030 for the Rural Residential Animals (R-R-A) District, entitled "Permitted Uses," is hereby amended to read as follows:

"Principal permitted uses in R-R-A Districts include:

Accessory animal raising associated with a primary single dwelling unit.

A. Regulations Established: This section establishes regulations to allow animal raising as an accessory use to a primary single dwelling unit. Table 18.29.030(c)(1) of this section identifies the types and numbers of animals allowed. Combinations of the animal types are allowed, provided:

1. The total number in each category is not exceeded;
2. Where animal types are limited only by a maximum number per lot or unit, these animals are allowed in addition to any other accessory animal raising use. However, where animal types are limited by a ratio of animals per lot area, these animals may not be reused to allow another animal type;
3. For the purpose of this section, lots with attached multiple residential structures shall be limited to those animals allowed by table 18.29.030(c)(1) a and b of this section for lots less than seven thousand two hundred (7,200) square feet.

B. Public Health Laws: All animal raising land uses shall comply with public health laws regarding proper care and maximum number of animals.

C. Structures: Each animal raising land use includes all structures necessary to maintain and care for such animals (e.g., barn, corral, stable, pens and coops). Such structures shall comply with all development standards including those specified by the land use district and this section.

D. Distance From Human Habitation: All animals, other than cats, dogs, canaries or birds of the psittacine family, shall be maintained at least seventy feet (70'), measured in a straight line, from any structure or area used for human habitation or public assembly (e.g., parks, churches, etc.) on adjoining property and forty feet (40') for structures and area used for human habitat or public assembly that is located on site. The area of human habitation shall not include cabanas, patios (attached or detached), private garages or storage buildings.

E. Distance From Property Lines: Such animals shall maintain a clearance of at least five feet (5') from interior side and rear property lines, and fifteen feet (15') from side street rights of way, excepting an alley or bridle path, unless they comply with subsection F of this section.

F. Animal Enclosure: Animals may be maintained by a fence at least five feet (5') high and made of either chain link, wood with horizontal members no less than

six inches (6") apart, solid masonry or other appropriate solid screening and confining materials. Such a fence may be located on an interior side or rear lot line and fifteen feet (15') from a side street right of way.

G. Distance From Water Well: All animals shall be kept no closer than one hundred feet (100') from a domestic water well.

H. Conditional Use Permit: Accessory animal raising of densities greater than or of animal types different from those specified by this section shall be subject to a conditional use permit.

I. Newborn Animal Exception: Offspring of animals maintained in accordance with applicable lands and regulations which are less than four (4) months old or which have not been weaned, whichever is longer, of any animals which are maintained in compliance with the provisions of this code and any other applicable laws, ordinances and regulations shall not be subject to the maximum density or number limitations established by this title. Offspring of equestrian animals which are less than three (3) years old, for those bred on the property, are permitted. Such animals shall not be included as part of the number of allowable animals.

J. Confined Animals: Animals which are normally maintained in aquariums, terrariums, vivariums, birdcages or similar devices each of which does not exceed fifty (50) cubic feet and where such devices are maintained within an enclosed building shall be allowed as an accessory animal raising use. The maximum number or density limitations for these animal types shall comply with public health regulations.

K. Types And Number Of Animals Allowed: Table 18.29.030(c)(1) of this section identifies the types and number of animals allowed as follows:

TABLE 18.29.030(c)(1)

Animal Type	Minimum Lot Area	Maximum Density Or Number
a. Dogs/cats	Less than 7,200 7,200 - 9,999 10,000 - 19,999 20,000+	2 per lot or unit 3 per lot or unit 4 per lot or unit 5 per lot or unit <sup>1</sup>
b. Chickens or similar fowl (hens only) or rabbits and other small animals	Less than 7,200 7,201 - 9,999 10,000 - 20,000 20,000+	2 per lot 3 per lot 4 per lot 1 per 2,000 square feet (maximum of 9 per species per lot)

Male fowl	1 acre	Maximum of 9 per lot with no more than 2 of any species
c. Sheep and/or goat (female)	7,200 - 9,999	1 per lot
Sheep and/or goat (female)	10,000	1 per 5,000 square feet
Sheep and/or goat (male)	20,000+	1 per lot (cumulative total of sheep and goats is 9)
d. Cattle, buffalo, horses and other large animals	20,000 square feet with 60 foot frontage	1 per 10,000 square feet with a maximum of 9 (cumulative total cannot exceed 9)

**Note:**

1. Requires conditional use permit for a kennel. For the purposes of this zone a "kennel" is defined as 5 or more cats or dogs and supersedes the definition of kennel as described in section 18.08.350 of this title.

**L. Prohibited Animals:** No person shall offer for sale, give away, or bring into the R-R-A zone any lion, tiger, bear, wolf, cougar, or any other wild undomesticated animal as defined in section 6.16.010 of this code. All such animals may be impounded subject to the provisions of section 6.16.010 of this code.

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

Single-family dwellings, not more than one dwelling for each lot and uses permitted in the A-2, agricultural district, provided the area of the lot is not less than that required in the A-2 district. (Ord. 2190, 1992)

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title."

**SECTION 8.** Redlands Municipal Code Section 18.32.020 for the Residential Estate (R-A) District, entitled "Permitted Uses," is hereby amended to read as follows:

"A. In the R-A District, no building, structure or land shall be used, and no building or structure shall be hereafter erected, structurally altered or enlarged, except for the following purposes.

B. Permitted uses include:

Uses permitted in the A-2 Agricultural District, provided the area of the lot is not less than that required in the A-2 District.

Churches, subject to a conditional use permit.

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

Keeping of horses, provided that stables and corrals for horses are kept not less than forty feet (40') from dwellings on the property and not less than forty feet (40') from side property lines and streets, and not less than one hundred feet (100') from all other structures used or intended for human occupancy, and not less than one hundred feet (100') from a future residential building site, and not less than one hundred feet (100') from a public park or schools, and further:

1. Evergreen planting screens, or other protective devices, may be required on property lines when minimum distances are used, and further
2. No grazing shall be permitted in any required yard, and further
3. Lot area for one horse shall not be less than twenty five thousand (25,000) square feet, with fifteen thousand (15,000) square feet additional lot area for each additional horse, and further
4. No more than three (3) horses may be kept on any lot or parcel, subject to the housing provisions of this use.

Private greenhouses or horticultural collections incidental to the residential use of the premises.

Public schools, parks and playgrounds, subject to review and approval by the commission.

Single-family residential use, not more than one dwelling unit per lot.

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title.”

SECTION 9. Redlands Municipal Code Section 18.33.030 for the Residential Estate Animals (R-A-A) District, entitled “Permitted Uses,” is hereby amended to read as follows:

“Principal permitted uses in the R-A-A Districts include:

Uses permitted in the A-2, Agricultural District, provided area of the lot is not less than that required in the A-2 District.

Accessory animal raising associated with a primary single dwelling unit. Animal raising as permitted in subsection 18.29.030(C) of this title.

Churches, subject to a conditional use permit.

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

Private greenhouses or horticultural collections incidental to the residential use of the premises.

Public schools, parks and playgrounds, subject to review and approval by the commission.

Single-family residential use, not more than one dwelling unit per lot.

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title.”

SECTION 10. Redlands Municipal Code Section 18.36.020 for the Residential Estate (R-E) District, entitled “Permitted Uses,” is hereby amended to read as follows:

“No building, structure or land shall be used, and no building or structure shall be hereafter erected, structurally altered or enlarged, except for the following purposes:

Uses permitted in the R-A District, subject to the property development standards of the R-A District.

Single-family residential uses, not more than one dwelling unit per lot.

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title.”

SECTION 11. Redlands Municipal Code Section 18.40.030 for the Suburban Residential (R-S) District, entitled “Permitted Uses,” is hereby amended to read as follows:

“Principal permitted uses in the R-S District include:

Uses permitted in the A-2 Estate Agricultural District, provided the area of the lot shall be not less than that required in the A-2 District.

Accessory structures for the purpose of maintaining agricultural uses of less than five (5) acres with no expansion of the agricultural use.

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

Keeping of horses; provided that stables and corrals for horses are located not less than forty feet (40') from any dwelling on the property and not less than fifty feet (50') from any property lines, and not less than one hundred feet (100') from any existing or future dwelling on adjacent properties, and not less than one hundred feet (100') from a public park or school; and further:

- A. The evergreen planting screens, or other protective devices, shall be provided along property lines or surrounding the corral and stable areas,
- B. No grazing shall be permitted in any required yard,
- C. Lot area for each horse shall be not less than one acre,
- D. Not more than three (3) horses may be kept on any lot or parcel.

Single-family residential use, not more than one dwelling unit per lot.

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title.”

SECTION 12. Redlands Municipal Code Section 18.44.030 for the Single-Family Residential (R-1) District, entitled “Permitted Uses,” is hereby amended to read as follows:

“Principal permitted uses in the R-1 Zone include:

Uses permitted in the A-2 Residential Estate District, provided the area of the lot shall be not less than that required in the A-2 District.

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

Keeping of horses, subject to the provisions of section 18.40.030 of this title.

Single-family residential use, not more than one dwelling unit per lot.

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title.”

SECTION 13. Redlands Municipal Code Section 18.48.030 for the Single-Family Residential (R-1-D) District, entitled “Permitted Uses,” is hereby amended to read as follows:

“Principal permitted uses in R-1-D Districts include:

Community Care Facility, licensed or unlicensed, for up to six (6) persons.

Employee housing for up to six (6) persons, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

On existing deep lots greater than one hundred sixty feet (160') in depth, not more than two (2) single-family dwellings may be constructed in accordance with the provisions of sections 18.48.070 through 18.48.210 of this chapter.

Single-family residential uses, not more than one dwelling per lot.

Supportive and transitional housing for up to six (6) persons intended to serve the target population, as defined in chapter 18.08 of this title.”

SECTION 14. Redlands Municipal Code Section 18.52.030 for the Multiple-Family Residential (R-2) District, entitled “Permitted Uses,” is hereby amended to read as follows:

“Principal permitted uses in R-2 Districts include:

Community Care Facility, licensed or unlicensed.

Employee housing, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

Multiple-family dwellings either in one structure or a group of structures.

Single-family dwellings, including re-use or conversion of an existing single-family dwelling to a multifamily dwelling.

Two-family dwellings, either in one structure or in two (2) detached structures.

Single Room Occupancy facilities, subject to the provisions of chapter 18.156, Article XV, of this title.

Supportive and transitional housing intended to serve the target population, as defined in chapter 18.08 of this title.”

SECTION 15. Redlands Municipal Code Section 18.52.100 for the Multiple-Family Residential (R-2) District, entitled "Density of Development," is hereby amended to read as follows:

"The maximum density in R-2 zones is two thousand nine hundred (2,900) square feet of lot area per dwelling unit. The minimum density in the R-2 zone is four thousand one hundred fifty (4,150) square feet of lot area per dwelling unit, provided all other applicable development standards are satisfied including required yards, landscape, outdoor living space, and on-site parking."

SECTION 16. Redlands Municipal Code Section 18.56.060 for the Multiple-Family Residential (R-2-2000) District, entitled "Permitted Uses," is hereby amended to read as follows:

"Principal permitted uses in the R-2-2000 District include:

Community Care Facility, licensed or unlicensed.

Employee housing, as defined in chapter 18.08 of this title.

Existing single-family dwelling (one on each lot), including re-use or conversion of an existing single-family dwelling to a multifamily dwelling.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

Multiple-family dwellings, either in one structure or a group of structures. No groups of single-family detached dwelling units may be placed on any lot or parcel of land.

Single Room Occupancy facilities, subject to the provisions of chapter 18.156, Article XV, of this title.

Supportive and transitional housing intended to serve the target population, as defined in chapter 18.08 of this title."

SECTION 17. Redlands Municipal Code Section 18.56.130 for the Multiple-Family Residential (R-2-2000) District, entitled "Density of Development," is hereby amended to read as follows:

"Population density in the R-2-2000 District shall be as follows:

A. For one- and two-story projects, the maximum density shall be two thousand five hundred (2,500) square feet of lot area per dwelling unit. The minimum density is three thousand five hundred fifty (3,550) square feet of lot area per dwelling unit, provided all other applicable development standards are satisfied including required yards, landscape, outdoor living space, and on-site parking. The requirements of this section may be modified by the City Council in a density bonus agreement entered into pursuant to California Government Code section 65915 et seq.

B. For three-story or more projects, the maximum density shall be two thousand (2,000) square feet of lot area per dwelling unit. The minimum density is two thousand

eight hundred fifty (2,850) square feet of lot area per dwelling unit, provided all other applicable development standards are satisfied including required yards, landscape, open space, and on-site parking.”

SECTION 18. Redlands Municipal Code Section 18.60.030 for the Multiple-Family Residential (R-3) District, entitled “Permitted Uses,” is hereby amended to read as follows:

“Principal permitted uses in the R-3 District include:

Apartment dwellings, either in one structure or a group of structures. Each structure shall contain three (3) or more dwelling units.

Community Care Facility, licensed or unlicensed.

Employee housing, as defined in chapter 18.08 of this title.

Home occupations, as defined in chapter 18.08 of this title, and subject to the provisions of chapter 18.160 of this title.

One single-family dwelling on each lot, including re-use or conversion of an existing single-family dwelling to a multifamily dwelling.

Single Room Occupancy facilities, subject to the provisions of chapter 18.156, Article XV, of this title.

Supportive and transitional housing intended to serve the target population, as defined in chapter 18.08 of this title.

Two-family dwellings, either in one structure or in two (2) detached structures.”

SECTION 19. Redlands Municipal Code Section 18.60.100 for the Multiple-Family Residential (R-3) District, entitled “Density of Development,” is hereby amended to read as follows:

“The maximum density in the R-3 zone is one thousand four hundred fifty (1,450) square feet of lot area per dwelling unit. The minimum density in the R-3 zone is two thousand and seventy-five (2,075) square feet of lot area per dwelling unit, provided all other applicable development standards are satisfied including required yards, landscape, outdoor living space, and on-site parking.”

SECTION 20. Redlands Municipal Code Section 18.64.030 for the Administrative and Professional Office (A-P) District, entitled “Permitted and Conditional Uses,” is hereby amended to read as follows:

“In the A-P zone, no building, structure or land shall be used, and no building shall hereafter be erected, structurally altered or enlarged, except for the following purposes:

A. Residential uses:

1. Uses permitted in the R-3 zone, subject to the regulations of the R-3 zone.
2. Low-Barrier Navigation Center (defined in Gov. Code Section 65660), subject to the provisions of chapter 18.156, Article XIII, of this title.
3. Supportive and transitional housing intended to serve the target population, as defined in chapter 18.08 of this title.

B. Business and professional offices:

- Accounting, auditing and bookkeeping services.
- Administrative headquarters.
- Architectural and engineering services.
- Business and management consulting services.
- Business associations.
- Federal, state, county and local government offices.
- Insurance offices.
- Law offices.
- Photographic studios.
- Professional membership associations.
- Real estate offices.
- Secretarial and clerical services.
- Travel agencies.

C. Medical and health services:

- Chiropractors.
- Day spas.
- Dentists and oral surgeons.
- Medical, dental and biological laboratories and therapeutic clinics.
- Medical massage therapy, provided:

1. A minimum of eighty percent (80%) of the establishment's clients are from referrals by state licensed healthcare providers,
2. The establishment's records are kept on the premises and made accessible to the city upon request for compliance with item 1 of this use.

- Optometrists.
- Physicians and surgeons.

D. Uses permitted by conditional use permit:

- Charitable organizations.
- Libraries.
- Mixed residential and nonresidential uses; provided the following items are to be included in the submittal of:

1. A statement or plan setting forth the maximum number of employees. The number of employees may not be increased unless the applicant applies for a revised conditional use permit.

2. A parking plan or layout indicating that:

a. Parking for the residential unit(s) shall be provided on site in addition to that required for the office use(s) or by evidence of an agreement for off site parking acceptable to the city.

b. On site parking is prohibited in the front setback area.

3. Proposed signage.

Mortuaries.

Museums and art galleries.

Places of worship.

Prescription and pharmacy services.

Social and fraternal organizations.”

~~SECTION 21.~~ Redlands Municipal Code Section 18.92.040 for the General Commercial (C-3) District, entitled “Permitted Uses,” is hereby amended to read as follows:

“Permitted uses in the C-3 zone are:

Uses permitted in the C-1 and C-2 zones.

Auto sales and service establishments, providing all operations, including sales, display, storage and repair work are conducted within completely enclosed buildings, including:

Auto parts and accessory stores.

New auto sales.

Used auto sales.

Clubs, schools and studios, including:

Art schools or studios.

Beauty and barber colleges.

Business schools.

Clubs, lodges and similar organizations.

Dance and drama schools or studios.

Gymnasiums and health studios.

Language schools.

Music schools or studios.

Swimming schools.

Weight loss and diet centers, nonmedical.

Entertainment establishments, including:

Social halls, no alcohol sales.

Theaters.

Financial establishments, including:

Banks.

Finance offices.  
Savings and loan associations.  
Stockbrokers.  
Trust companies.  
Hotels.

Retail stores, including:

Antique or curio shops.  
Art shops.  
Department stores.  
Drapery.  
Floor covering.  
Furniture and appliances.  
Furrier.  
Garden and farm supplies, but not including open air sales or storage.  
Grocery; without alcohol beverage sales.  
Interior decorators' studios.  
Locksmith shops.  
Mail order.  
Music and records.  
Office equipment and stationery.  
Pet and pet supply uses. Ancillary pet boarding services are permitted in conjunction with pet and pet supply, subject to the following criteria:

A. The gross floor area of the pet business shall not exceed five thousand (5,000) square feet;

B. The ancillary pet boarding service area shall be limited to twenty five percent (25%) of the gross floor area of the business but in no event shall exceed one thousand (1,000) square feet;

C. Each animal shall be provided a primary enclosure that provides adequate space, as required by California Health And Safety Code section 122350(a);

D. Noise produced by the proposed use shall not exceed the limits set in title 8, chapter 8.06 of this code. Sufficient soundproofing shall be provided to prevent noise and vibrations from penetrating into adjacent properties;

E. Emergency after hour contact information shall be provided to the city's police department and posted in a publicly visible location within the facility;

F. Waste disposal facilities shall be adequate to ensure sanitary conditions; and

G. A separate and isolated ventilation system shall be provided for the pet boarding area.

Sporting goods.

Service establishments and offices, including:

Blueprinting, duplicating, photocopying and addressing.

Business and professional offices, as listed in subsections 18.64.030 B and C of this title.

Catering.

Dry cleaning establishments, using nonflammable fluids and having not more than two (2) cleaning machines with a rated capacity not over forty (40) pounds each.

Employment agencies.

Furniture upholstery.

Governmental agencies.

Libraries.

Low-Barrier Navigation Center, subject to the provisions of chapter 18.156, Article XIII, of this title.

Photographers.

Restaurants; with or without alcohol sales.

Specialty food markets, no alcohol sales.

Tailors.

Tanning salons.

Service stations, no alcohol beverage sales; all merchandise must be displayed within the building."

SECTION 22. Redlands Municipal Code section 18.92.080, entitled "Conditional Uses," to read as follows:

"A. In the C-3 zone, the following uses may be permitted subject to approval of a conditional use permit:

Uses listed in chapter 18.192 of this title.

Audio and film production studios and schools.

Auto repair establishments; no open service bays shall face a public street, or they shall be screened.

Automobile parking garages and lots, public or private.

Beer and wine stores.

Bus terminals and similar transit facilities.

Commercial amusement establishments, such as skating rinks, bowling lanes, amusement machine arcades, pool halls, dance halls, nightclubs, cocktail lounges, taverns and beer and wine bars.

Drive-in stores, such as cleaner, liquor, milk and food.

Drive-through sales and/or service.

Frozen food locker.

Grocery; with alcohol beverage sales.  
Hospitals and sanatoriums.  
Mechanical or self-service auto wash.  
Mortuaries or funeral homes.  
Motels.  
Open air sales, display and storage, including:

Miniature golf and similar commercial amusement establishments.  
New or used auto, motorcycle and boat sales.

Swimming pools, commercial.  
Tool and equipment sales or rental.  
Service stations with alcohol beverage sales; all merchandise must be displayed within the building.  
Social halls, with alcohol beverage sales.  
Specialty food markets with alcohol beverage sales.

B. Residential uses are permitted subject to approval of a conditional use permit and (i) may be combined with nonresidential uses as a mixed use development, or (ii) be developed as a multifamily-attached residential project, in an existing building or an entirely new building provided:

1. The residential density permitted shall be that allowed by the R-3 district; provided, however, that for projects deemed exempt from the "Principles of Managed Development" (section 4.2A) of the City's General Plan, pursuant to section 4.2B, for the reason that the project is determined to be development directly related to a proposed rail station, the floor area ratio shall govern the density/intensity of the project; and

2. For mixed use and multifamily attached residential projects on a property, all or part of which is within a one-half (1/2) mile radius of a train station, required parking for the residential units shall be provided on site in accordance with subsection (a) below, in addition to that required for the commercial uses in accordance with subsection (b) below. Residential guest spaces and commercial spaces may be shared.

(a) Residential attached units (apartments, condominiums, townhomes):

- i. Units up to 999 sq. ft.: 1.0 space per unit.
- ii. Units 1,000 to 1,499 sq. ft.: 1.5 space per unit.
- iii. Units 1,500 sq. ft. or more: 2.0 space per unit.
- iv. Guests: 0.25 space per unit
- v. Live/Work units up to 1,499 sq. ft.: 1.0 space per unit.
- vi. Live/Work units 1,500 sq. ft. or more: see Commercial.

(b) Commercial uses (retail, restaurant, office, personal services, and neighborhood-serving uses) within mixed use multi-tenant buildings:

- i. Ground floor: 1 space per 300 sq. ft. of gross ground floor building area.
  - ii. Upper floors: 1 space per 350 sq. ft. of gross upper floor building area.
3. For mixed use projects on a property not within a one-half (1/2) mile radius from a train station, required parking for the residential units shall be provided on site, in addition to that required for the commercial uses, in accordance with Chapter 18.164 of this Title 18, except that up to fifty percent (50%) of the required guest parking spaces for the residential units may jointly use the required parking spaces for the commercial uses.
4. Single Room Occupancy facilities may be conditionally permitted, subject to the provisions of chapter 18.156, Article XV, of this title.”

SECTION 23. Redlands Municipal Code Section 18.192.020, entitled “Specific Uses Permitted Subject to Conditional Use Permit,” is hereby amended to read as follows:

“A. Uses listed in the city's zones as "uses permitted subject to a conditional use permit" may be permitted in such zones pursuant to the provisions of this chapter.

B. The following uses may be permitted in any zone, except where expressly prohibited, when such uses are determined by the city to be essential or desirable for the public health, safety and welfare in accordance with the provisions of this chapter:

- Airport, heliport.
- Cemeteries, columbariums, mausoleums.
- Convalescent homes, board and care homes.
- Development of natural resources (excluding drilling for or producing oil, gas or other hydrocarbon substances or the production of rock and gravel), together with the necessary buildings, apparatus or appurtenances incident thereto.
- Educational institutions, public or private.
- Golf courses, excepting driving ranges and miniature courses.
- Governmental enterprises.
- Hospitals and medical clinics.
- Meeting places of nonprofit civic groups or community organizations other than social or fraternal clubs.
- Neighborhood stores and shopping centers.
- Planned residential developments, subject to the provisions of chapter 18.144 of this title.
- Problem areas. In those areas that are so located that their relationship to other uses of land or to topographical features, or where existing land subdivision patterns make use for the zoned purposes impractical, and where one particular use would be reasonable and desirable, the commission may determine such a use, if otherwise permitted by ordinance, to be reasonable.
- Public utility structures and service facilities.
- Religious places of worship.
- Transitional uses. A use, or combination of uses that will provide an orderly bridge between more intensive and less intensive uses:

1. Adjacent to commercial districts, excepting C-1 and C-2: Administrative and professional offices, off street parking, motels and hotels; no retail sales are permitted unless proposed in conjunction with a complex of uses whereby the adjacent residential districts are buffered by the uses specifically listed as permitted,
2. Adjacent to industrial districts: Administrative and professional offices, and off street parking; no retail sales are permitted,
3. Adjacent to administrative-professional districts: Off street parking, and administrative and professional offices, provided property abuts a major or secondary highway and is not separated from the A-P district by a street.”

SECTION 24. Redlands Municipal Code Chapter 18.12 (Administrative Provisions), Section 18.12.190, entitled “Exceptions to Review Process,” is hereby amended to read as follows:

“18.12.190: EXCEPTIONS TO REVIEW PROCESS:

The following projects may be administratively approved by the development services director and, at the discretion of the development services director, may not be required to be reviewed by the planning commission as otherwise provided for in this chapter:

A. Residential construction of triplex and fourplex projects;

B. Housing developments that include a minimum of twenty percent (20%) of units as housing affordable to lower-income households, on sites being used to meet the current Regional Housing Needs Allocation (6<sup>th</sup> Cycle Housing Element) that represent “reuse sites” previously identified in a prior Housing Element and on sites that are being or have been rezoned to accommodate the lower-income RHNA (pursuant to Calif. Gov. Code section 65583.2), shall be reviewed and approved administratively by the Director;

C. Supportive housing that qualifies as a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed supportive housing development satisfies the requirements of California Government Code section 65651, subdivision (a).

D. Office, commercial and industrial projects as follows:

1. New construction which is under five hundred (500) square feet in area and does not exceed one story.

2. Additions to existing one-story developments, which are less than five hundred (500) square feet in area, and do not exceed fifty percent (50%) of the existing floor area.

3. Accessory public parking areas at public facilities in the A-1 agricultural district containing a maximum area of ten thousand (10,000) square feet or twenty (20) parking spaces, whichever is less, and provided that such use conforms to the minimum standards set forth in section 18.164.315 of this title for parking and

subsection 18.168.210F of this title for landscaping. Prior to approval of an accessory parking lot by the development services director, a notice shall be sent to all adjacent property owners of the proposed site at least ten (10) calendar days in advance of a decision by the development services director. Any interested party may request a public hearing in writing within ten (10) calendar days of the date of the city's notice. If a public hearing is requested, the development services director shall conduct a public hearing and approve, conditionally approve, or deny the project. If no public hearing is requested, the development services director shall approve, conditionally approve, or deny the project. The decision of the development services director shall be final unless appealed to the planning commission within ten (10) days. Upon appeal, the planning commission shall conduct a public hearing and approve, conditionally approve, or deny the project. The decision of the planning commission may be appealed to the city council."

SECTION 25. Redlands Municipal Code Chapter 18.12 (Administrative Provisions) is hereby amended to add Section 18.12.200, entitled "Development of Non-Vacant Sites," to read as follows:

"18.12.200: DEVELOPMENT OF NON-VACANT SITES:

For any development project proposed on a non-vacant site containing one or more dwelling units that have been occupied at any time during the previous thirty-six (36) months preceding the filing of an application for development, the developer shall be required to prepare and submit a housing displacement prevention plan. The displacement prevention plan shall be prepared by a qualified consultant, for any proposed development on a non-vacant site shall contain the following information: identifies the number, type(s), and income levels of any existing dwelling units on the proposed project site; the number of persons or residents affected; an interim plan and proposal to house any persons that will be displaced during any phase of the proposed project; requires the replacement of units affordable to the same or lower income level as a condition of any residential development; and any additional data or information required by the City."

SECTION 26. Redlands Municipal Code Chapter 18.156 (Development Standards for Specific Uses) is hereby amended to add Article XIII, entitled "Low Barrier Navigation Center," and read as follows:

"ARTICLE XIII. LOW-BARRIER NAVIGATION CENTERS

18.156.1010: PURPOSE OF PROVISIONS:

The purpose of this Article is to implement the provisions of Government Code Section 65660 et seq. relating to Low Barrier Navigation Centers.

18.156.1020: DEFINITIONS:

A. Low-Barrier Navigation Centers. A Housing First facility that provides permanent or temporary housing, low-barrier, service-enriched shelter focused on moving people into

permanent housing while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

B. Low Barrier. "Low barrier" means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

1. The presence of partners or co-habitants if it is not a population-specific site (such as limited to survivors of domestic violence, crimes, women, or youth).
2. Allowing personal pets.
3. Allowing the storage of personal possessions.
4. Providing privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

C. Use by Right. "Use by right" has the meaning defined in subdivision (i) of California Government Code Section 65583.2. Division 13 (commencing with Section 21000) of the California Public Resources Code shall not apply to actions taken by a public agency to lease, convey, or encumber land owned by a public agency, or to facilitate the lease, conveyance, or encumbrance of land owned by a public agency, or to provide financial assistance to, or otherwise approve, a Low-Barrier Navigation Center constructed or allowed by this section.

**18.156.1030: APPLICABILITY:**

The provisions of this chapter shall apply to all low-barrier navigation center projects.

**Section 18.156.1040: ALLOWED ZONES:**

Low barrier navigation centers shall be allowed as a permitted use in areas zoned for mixed uses that allow commercial uses; and nonresidential zones that permit multifamily residential developments provided they meet the requirements of Section 18.156.1060.

**18.156.1050: PERMIT REQUIRED:**

A building permit, certificate of occupancy, and/or zone clearance review is required prior to establishment of any low-barrier navigation center project. The permit or zone clearance shall be a ministerial action without discretionary review or a hearing. If site development or new construction is proposed that meets the criteria of RMC Chapter 18.12 (Sections 18.12.070 through 18.12.190), then a Commission Review and Approval permit shall be required for site plan approval (and a public hearing shall not be required unless a related permit or other entitlement requires a public hearing in accordance with the zoning regulations). The City shall notify a developer whether the developer's application is complete within thirty (30) days, pursuant to California Government Code Section 65943. Action shall be taken within sixty (60) days from the date an application has been deemed complete.

18.156.1060: DEVELOPMENT AND OPERATIONAL STANDARDS:

A low-barrier navigation center development is a use by-right in areas zoned for mixed-use and nonresidential zones permitting multifamily uses, if it meets the following requirements:

A. Connected Services. It offers services to connect people to permanent housing through a services plan that identifies services staffing.

B. Coordinated Entry System. It is linked to a coordinated entry system, so that staff in the interim facility or staff who co-locate in the facility may conduct assessments and provide services to connect people to permanent housing. "Coordinated entry system" means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.

C. It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.

D. Homeless Management Information System. It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System, as defined by Section 578.3 of Title 24 of the Code of Federal Regulations."

SECTION 27. Redlands Municipal Code Chapter 18.156 (Development Standards for Specific Uses) is hereby amended to add Article XIV, entitled "Farmworker and Agricultural Worker Housing," and read as follows:

"ARTICLE XIV. FARMWORKER HOUSING STANDARDS

In addition to all other applicable requirements of this title, farmworker and agricultural worker housing shall be developed and operated in accordance with the following requirements.

18.156.1100: PURPOSE:

A. Under Section 65580(a) of the Government Code, the Legislature has declared that the availability of housing, including farmworker housing, is of vital statewide importance. The purpose of this section is to promote the development of, and to establish development standards for, farmworker housing, which is available to farmworkers and agricultural workers who are employed on a full-time, full-time seasonal, temporary, or part-time basis; and their families. Farmworker and agricultural worker housing includes:

1. Farmworker Dwelling Units: Pursuant to Health and Safety Code section 17021.6, employee housing for six (6) or fewer employees is treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone.

2. Farmworker Housing Complex: Employee housing consisting of no more than twelve (12) units or thirty-six (36) beds to be permitted in the same manner as other agricultural uses in the same zone.

3. Temporary trailers for seasonal and temporary farmworkers pursuant to Section 18.156.1160.

18.156.1110: DEFINITIONS:

A. "Agricultural Worker Housing" means housing occupied by farmworkers or animal caretakers in the form of farmworker dwelling units, farmworker housing complexes, or temporary trailers in accordance with the provisions of this Article.

B. "Farmworker" and "agricultural worker" means the same as "agricultural employee" as defined in Section 1140.4(b) of the California Labor Code.

C. "Farmworker dwelling unit" means a single-family residential unit occupied by a maximum of six (6) farmworkers at any one time. The farmworkers are employed full-time and working on the same lot on which the dwelling unit is located, or employed on other land that is under the same ownership or lease as the subject lot.

D. "Farmworker housing" means a housing accommodation developed for and/or provided to farmworkers and agricultural workers, and shall consist of any living quarters, dwelling, boarding house, barracks, bunkhouse, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodation maintained in one or more buildings and on one or more sites. Farmworker housing shall consist of either a farmworker dwelling unit, farmworker housing complex, or temporary trailer.

E. "Farmworker housing complex" means farmworker housing other than a farmworker dwelling unit that (1) contains a maximum of thirty-six (36) beds if the housing consists of any group living quarters, such as barracks or a bunkhouse, and is occupied exclusively by farmworkers; or (2) contains a maximum of twelve (12) residential units occupied exclusively by farmworkers and their households, if the housing does not consist of any group living quarters. The units are rented to persons who are principally employed within San Bernardino County for activities associated with agriculture.

F. "Farmworker, Principally Employed" means a farmworker whose income from activities associated with agriculture is at least fifty (50) percent of their gross personal income, as reflected in documents cited in Section 18.156.1170.

18.156.1120: PERMITTING AND DEVELOPMENT STANDARDS FOR FARMWORKER HOUSING:

All farmworker housing shall comply with the setback, lot coverage, height, and other development standards applicable to the zone in which it is located and the following development standards, unless otherwise indicated in this Article.

18.156.1130: GENERAL PROVISIONS:

- A. New farmworker housing shall not be located on land classified as "Prime" or "Statewide" Importance by the California Department of Conservation Important Farmland Inventory, unless no other feasible alternative location exists on-site.
- B. Farmworker housing shall not be located on areas utilized for active crop production on the parcel, unless approved with a land use entitlement.
- C. New farmworker housing shall be clustered together, if feasible, and sited near existing road and other structures to reduce grading, landform alteration, the need for construction of new roads, and potential impacts to agricultural soils and operations.
- D. New exterior lighting for agricultural worker housing shall be of a low profile and limited to security needs only; all exterior lights shall be directed downward and fully shielded from streets and any off-site residences.

18.156.1140: DEVELOPMENT STANDARDS FOR FARMWORKER HOUSING:

Farmworker dwelling units are subject to the following development standards:

- A. Farmworker dwelling units may be permitted (with a building permit, if applicable) if the maximum number of allowable units does not exceed the limits listed below in Table 18.156-XIV-A for that lot.
- B. No more than four (4) farmworker dwelling units shall be located on any single lot.
- C. New farmworker dwelling units shall not exceed 1,800 square feet in gross floor area. An attached accessory structure, either habitable or non-habitable, with internal access to the farmworker or animal caretaker dwelling unit shall count toward the total square footage of the dwelling unit.
- D. Pre-manufactured or mobilehome dwelling units intended as permanent housing shall be installed on a permanent foundation and shall provide permanent utility connections (potable water, sewer line, electricity, etc.) including permanent heating and cooling facilities.
- E. Single-family dwellings, including mobilehomes, shall provide a minimum of one off-street parking space per unit. Parking areas shall be provided in accordance with Chapter 18.164, Article III (Property Development Standards), except Section 18.164.310 may be waived or modified by the Development Services Director or Planning Commission.

Table 18.156-XIV-A: Maximum Allowable Farmworker and Animal Caretaker Dwelling Units	
<i>Agricultural Land Use</i>	<i>Maximum Allowable Farmworker and Animal Caretaker Dwelling Units</i>
Orchards, vineyards, and field crops	One unit per 20 acres in crops
Irrigated row crops and field-grown plant materials	One unit per 10 acres in crops
Greenhouses	One unit per 1 acre of propagating greenhouse
Horse ranches and equestrian facilities	One unit per 10 brood mares, or one unit per 25 equines, where a stall exists for each animal.

18.156.1150: STANDARDS FOR FARMWORKER HOUSING COMPLEX:

A. Farmworker housing complex facilities are a group of structures, or a single structure in the form of single-room occupancy, dormitories, boarding houses, barracks or bunkhouses, consisting of either individual or shared facilities for the purpose of providing housing or services for farmworkers. These facilities may be designed as a combination of sleeping rooms or bunk beds and may include a shared kitchen, mess hall, and bathroom facilities. If designed as group quarters with shared facilities, the housing shall only be occupied by individual farmworkers and not their families. Farmworkers with families or dependent children shall occupy individual dwelling units with independent living facilities (kitchen and bathroom facilities), not within group quarters.

B. Minimum Parcel Size. A farmworker housing complex is allowed on parcels with a minimum size of five (5) contiguous acres.

C. A farmworker housing complex shall be prohibited in any location designated as a Very High Fire Hazard Severity Zone.

D. Units in a farmworker housing complex may include studios, one-, two- or three-bedrooms.

E. Accessory structures for use by the residents may include: kitchen facility or dining hall; laundry facilities; enclosed individual storage for each resident or dwelling unit; and facilities primarily used to provide residents with information regarding and referral to employment, social and community, education, health and other services.

F. Open Space Requirements: When the development includes more than twelve (12) units, then recreational facilities and outdoor living space shall be provided for the benefit and recreational use of the residents in accordance with the requirements of section 18.60.170 of this title.

G. Housing complexes or group quarters shall provide a minimum of one off-street parking space per four beds. Parking areas shall be provided in accordance with Chapter 18.164, Article III (Property Development Standards), except Section 18.164.310 may be waived or modified by the Development Services Director or Planning Commission.

18.156.1160: STANDARDS FOR FARMWORKER TEMPORARY TRAILERS:

A. A maximum of one (1) temporary trailer may be used to provide housing for seasonal or temporary farmworkers or animal caretakers, and their families, on a limited term basis. The trailer must be located on the same lot where the farmworkers or animal caretakers are employed.

B. Permit Type and Requirements:

1. A qualifying temporary trailer shall be permitted with a building permit and Zoning Clearance form, which will serve as a ministerial Limited Term Trailer Permit, permitted for a maximum of one hundred eighty (180) consecutive calendar days or fewer in any 12-month period pursuant to the following:

a. The permit application shall include a description of the number of seasonal or temporary farmworkers or animal caretakers to occupy the temporary trailer, the area of cultivation and crops requiring these workers, and the time period for which seasonal or temporary farmworkers or animal caretakers are required.

b. The permit application shall clearly identify the location of sewer connections, dump stations, or otherwise demonstrate adequate sewage disposal by, for example, including a plan or contract for regular service through registered or permitted septage pumping vehicles, or a combination thereof, which will serve the trailer.

c. In addition to meeting all ministerial and Zoning Clearance application requirements, the applicant shall submit an affidavit in a separate signed statement affirming that the temporary trailer will only be used to house seasonal or temporary farmworkers or animal caretakers solely employed on the site for agricultural production or animal keeping.

d. After the issuance of a Zoning Clearance authorizing use of the temporary trailer as housing for seasonal or temporary farmworkers or animal caretakers, all electrical and plumbing connections to the trailer(s) must be approved and inspected (and obtain a building permit, if required) by the Building and Safety Division prior to occupancy of the trailer.

2. The Development Services Director may extend a Limited Term Trailer Permit by an additional ninety (90) days, on a one-time basis, provided that the applicant submits documentation to justify the additional seasonal employment necessary for the agricultural activity.

C. General Requirements:

1. A maximum of one temporary trailer will be allowed on any lot.
2. The temporary trailer must be a motor home, travel trailer, truck camper, recreational vehicle, or camping trailer, that is self-contained and habitable, and that is either self-propelled, truck-mounted, or permanently towable on roadways without a permit under the California Vehicle Code.
3. A temporary trailer used to house seasonal or temporary farmworkers or animal caretakers shall be occupied for no more than one hundred eighty (180) consecutive calendar days in any 12-month period, unless the permit is extended pursuant to Section 18.156.1160(B)(2) above.
4. The maximum size of a temporary trailer occupying a space on the lot shall be three hundred (300) square feet of living area. Living area does not include built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, or bath and toilet rooms.
5. The temporary trailer must be "habitable" by meeting all of the following criteria:
  - a. The temporary trailer must contain sleeping, cooking, bathing, and sanitary facilities;
  - b. The temporary trailer must either contain an adequate source of potable water through an internal tank or be connected to a permanent source of potable water;
  - c. Composting toilets are not allowed. The temporary trailer's wastewater must be disposed of by one of the following means:
    - i. Through a connection to an existing sewer utility connection; or
    - ii. Through the use of an incorporated wastewater tank that is located within or outside the vehicle, provided that such tank is regularly serviced, for the duration of the vehicle's use as temporary housing, by a wastewater disposal provider, or a septage pumping vehicle. The permittee shall provide proof of such regular wastewater disposal service, in the form of a contract or receipts, to the Planning Division or Building & Safety Division upon request.
  - d. The temporary trailer must be connected to an approved electrical source. Acceptable electrical connections include the use of an existing electrical source on the lot or a temporary power pole. Generators are not considered an approved electrical source; and

e. Heating and cooling facilities shall be in accordance with those associated with trailers, or equipment initially installed or designed for trailers. No temporary heating facilities will be allowed.

6. Utility conduits shall be installed underground in conformance with applicable state and local regulations.

7. When the temporary trailer is not in use, utilities shall be disconnected, and such housing shall be removed from the site or stored during the remainder of the year. The temporary trailer shall be removed from the site within five days of the expiration of the permitted period. It may be stored on-site for the remaining days of the calendar year if screened from public view and stored in a rear yard. A temporary trailer stored on-site shall be covered when not in use.

D. Site Design Criteria:

1. Building height and setbacks shall be as prescribed in the applicable zone, except where Title 25 of the California Administrative Code is more restrictive.

2. The temporary trailer shall be located a minimum of six feet (6') from any other structure on the lot.

3. Roadways and vehicle pads shall not be permitted in areas of natural slope inclinations greater than fifteen percent (15%) or where grading would result in slope heights greater than ten feet and steeper than 2:1.

4. One picnic table, and a grill (without any open flame if located in a High Fire Hazard Area) may be provided on a level, landscaped front yard area.

18.156.1170: EMPLOYMENT CRITERIA, VERIFICATION, AND ENFORCEMENT:

A. Occupancy Restrictions for Agricultural Worker Housing

1. Farmworker housing shall only be occupied by farmworkers and members of their household (however, group living quarters shall only be occupied exclusively by farmworkers).

2. The applicant shall demonstrate that the farmworker housing shall only be used for farmworkers (on a permanent or seasonal basis) who meet the employment criteria in Section 18.156.1170(B). This requirement shall not apply to housing occupied by farmworkers who subsequently retire or become disabled and continue to reside in the unit pursuant to Section 18.156.1170(B)(3). This requirement shall not apply to a surviving spouse or domestic partner who continues to reside in the unit pursuant to Section 18.156.1170(B)(4).

3. A deed restriction in a form approved by the City that runs with the land shall be recorded with the County Recorder, prior to the issuance of a building permit

for construction for all farmworker housing except for temporary trailers, limiting the use of such housing to farmworker housing and setting forth the conditions and requirements applicable to such use. The property owner shall also be required to provide written disclosure of all such conditions and requirements before any sale, lease, or financing of the subject lot(s) and dwelling units. This use restriction shall not be amended, released, terminated, or removed from the property without the prior written consent of the City. In the event the farmworker housing use is terminated and/or structures are removed in accordance with this Municipal Code and other applicable law as confirmed in writing by the Development Services Director, the deed restriction that accompanies the development shall be released and removed from the property.

#### B. Employment Criteria for Agricultural Workers

1. Farmworker dwelling units shall only be rented or provided under the terms of employment to farmworkers who are employed on a full-time (minimum of 32 hours per week), full-time seasonal, or temporary basis by the property owner or lessee of the lot upon which the dwelling unit is located to work onsite or on other land in San Bernardino County that is under the same ownership or lease. Farmworkers may retain their employment status during periods of non-agricultural employment, as long as they meet the full-time requirement for at least nine months of the calendar year.

2. Units in a farmworker housing complex shall only be rented or provided to persons who are principally employed within San Bernardino County for activities directly associated with agriculture. This includes farmworkers who work on a full-time, full-time seasonal, temporary or part-time basis.

3. A qualified farmworker who has been renting or occupying a farmworker dwelling unit, or a unit in a farmworker housing complex, and who subsequently retires or becomes disabled, may continue to reside in the unit along with members of their household.

4. After the death of a qualified farmworker who has been renting or occupying a farmworker dwelling unit, or a unit in a farmworker housing complex, their surviving spouse or domestic partner may continue to reside in the unit.

5. Temporary trailers shall only be rented or provided to farmworkers who are employed on a full-time, full-time seasonal, or temporary basis by the property owner or lessee of the lot to work on the land upon which the temporary trailer is located.

6. Proof of qualifying employment for occupants of farmworker housing shall be provided at the time of permit approval, which can be satisfied by providing a combination of at least two of the following documents, as applicable:

- a. Employee's income tax return;
- b. Employee's pay receipts;

- c. Employee's W-2 form;
- d. Employer's DE-34 form;
- e. Employer's ETA 790 form;
- f. Employer's DLSE-NTE form;
- g. A document signed by both the employer and the employee, which states that the occupant of the agricultural worker housing is employed in agriculture, and includes a description of the employee's job duties; or,
- h. Other proof approved in writing by the Development Services Director.

C. Annual Verification of Employment of Agricultural Workers

1. The owner or lessee of the property, property management company, and/or designated agent of the owner or lessee, shall submit an annual employment verification declaration, and any applicable City-required verification fees as established by resolution of the City Council, no later than May 15th of each year to the Development Services Director or designee to verify that all the dwelling units or sleeping quarters in the farmworker housing are occupied by persons who meet the employment criteria established above. For purposes of this section, permanent farmworker housing includes all agricultural worker housing except for temporary trailers. The completed verification declaration and supporting documentation shall require the property owner to meet all the following requirements:

- a. Verify and provide evidence that any permanent agricultural worker housing was occupied by farmworkers during the preceding calendar year;
- b. Declare that any permanent agricultural worker housing will be occupied by farmworkers during the current calendar year; and,
- c. Provide proof of qualifying employment for occupants of agricultural worker housing, upon request by the City, by using a combination of at least two of the documents as listed in Section 18.156.1170(B)(6).

D. Enforcement

1. The provisions of Sections 18.156.1170(B) and 18.156.1170(C) of this Article shall be referenced or set forth in deed restrictions and/or conditions of approval that shall be recorded in the subject property's chain of title. Violations of Sections 18.156.1170(B) and 18.156.1170(C) may be enforced through any other available legal means.

2. Within thirty (30) days after receiving approval for permanent or seasonal employee housing from the Development Services Department, and before issuance of any building permit(s), the applicant shall record with the County

Recorder, a deed restriction in a form approved by the City that runs with the land on which the agricultural employee housing is located declaring that:

a. The agricultural employee housing will continuously be maintained in compliance with this Article XIV of Chapter 18.156 and all other applicable sections of this Municipal Code; and

b. If required for pre-manufactured housing and/or mobilehome units used for farmworker housing, the property owner shall obtain the appropriate permit(s) from the City of Redlands and/or California Department of Housing & Community Development.

c. The deed restriction shall not be amended, released, terminated, or removed from the property without the prior written consent of the City of Redlands. In the event the agricultural employee housing use is terminated and/or structures are removed in accordance with this Article and other applicable law as confirmed in writing by the Development Services Director, the deed restriction that accompanies the development shall be released and removed from the property.

3. In addition to all other available enforcement and legal remedies, the City may require the removal of a housing unit and restoration of the site (including any affected agricultural soils) based on the unpermitted or unverified use of the farmworker housing units, or based on other violations of this Article.”

**SECTION 28.** Redlands Municipal Code Chapter 18.156 (Development Standards for Specific Uses) is hereby amended to add Article XV, entitled “Single Room Occupancy Facilities,” and read as follows:

**“ARTICLE XV. SINGLE ROOM OCCUPANCY FACILITIES**

**18.156.1200: PURPOSE OF ARTICLE:**

- A. To expand opportunities for affordable housing where allowed by zoning district regulations;
- B. To facilitate the establishment of affordable housing in locations with convenient access to services and employment;
- C. To provide adequate standards for the orderly development of safe housing in a high-quality environment;
- D. To ensure development is compatible with surrounding land uses and is consistent with the goals, objectives, and policies of the general plan; and,

E. For purposes of this Article, "single-room occupancy" is defined as a multi-tenant building that provides, for rent or a fee, small rooms as a permanent residence and/or primary residence. Private rooms may be furnished or unfurnished.

18.156.1210: GENERAL PROVISIONS:

All single room occupancy facilities shall be subject to the provisions of this Article:

A. Any single room occupancy facility shall conform to the standards of the zoning or specific plan district in which it is located. In case of districts where mixed uses are permitted, single room occupancy facilities shall be subject to the standards applying to nonresidential development. Where any provision of this Article conflicts with another provision of this title or any adopted specific plan, the more restrictive shall apply.

B. Density standards (i.e., lot area per dwelling unit) shall not apply to single room occupancy facilities.

C. Floor-Area Ratio standards, if applicable, shall apply to single room occupancy facilities. In no case may the number of units exceed three times the maximum density that is applicable within the subject zoning district or specific plan district.

D. Tenancy shall not be less than thirty (30) days.

E. All units shall comply with the requirements of the current edition of the California Building Code.

F. All facilities shall comply with all applicable accessibility and adaptability requirements.

G. The proposed conversion or retrofit of an existing structure into a single room occupancy facility shall conform to all applicable development standards unless a physical constraint or characteristic of the subject property makes such conformance infeasible. The Development Services Director (or Planning Commission if a CUP is required) is authorized to modify, reduce, or waive one or more development standard(s) of section 18.156.1220 upon determining that strict adherence to the standard(s) is infeasible due to physical conditions or constraints of the subject property. The applicant shall bear the burden of proof that imposing the development standard(s) in question would make the project physically or financially infeasible.

H. All facilities and units shall not be subdivided or individually sold.

I. This Article shall not be applicable to short-term rentals in the City of Redlands and shall not be construed to permit or authorize short-term rental facilities in the City of Redlands.

J. Other provisions or permit requirements of the Redlands Municipal Code may be applicable, including for properties located within local historic districts and/or designated as a local historic resource.

18.156.1220: DEVELOPMENT STANDARDS:

A. Unit Size and Occupancy. Each unit shall have a minimum floor area of 150 square feet excluding closet and bathroom spaces. Each unit shall be occupied by no more than two persons.

B. Minimum Dimension. Each unit shall have a minimum horizontal dimension of twelve (12) feet.

C. Common Area.

1. A minimum of 10 square feet per unit or 250 square feet, whichever is greater, shall be provided as indoor common area on the ground floor. Required common area shall exclude shared bathrooms and kitchens, maintenance areas, laundry facilities, storage areas, and hallways. The design of the common area shall accommodate appropriate furnishings such as lounge seating, tables and chairs, office desks, and a television.

2. Outdoor common area may be permitted. The design of all improvements and furniture shall be of a quality to sustain weather and wear. Furniture shall be made of durable materials such as wrought iron, wood, steel, or cast aluminum. The following activities are prohibited in outdoor common areas between the hours of 10:00 p.m. to 7:00 a.m.: amplification of sound or use of sound machines, storage, motor vehicle parking, or overnight activities.

3. All common areas shall be fully accessible.

D. Kitchens. If kitchen facilities are provided within a unit, the unit shall have a sink with a hot water connection and a garbage disposal, a cooking appliance, refrigeration facilities, and a countertop having a minimum size of three (3) square feet and a minimum horizontal dimension of 18 inches. If private kitchen facilities are not provided within each unit, shared kitchen facilities shall be provided at a ratio of one kitchen for every twenty (20) units on each floor containing units without private kitchen facilities.

E. Bathrooms.

1. If a partial (or half) bathroom is provided within the unit, it shall provide a water closet including a sink. The water closet shall have a minimum area of 15 square feet. If private bathing facilities are not provided for each unit, shared shower or bathtub facilities shall be provided at a ratio of one for every seven (7) units or fraction thereof on each floor with units not having full bathrooms. The shared shower or

bath tub facility shall be accessible from a common area or hallway. Each shared shower or bath tub facility shall be provided with an interior lockable door.

2. If a full bathroom is provided within the unit, it shall contain a private toilet, sink and bath tub, shower or bath/shower combination.

3. Common bathrooms shall be either single occupant use with provisions for privacy, or multi-occupant use with separate provisions for men and women.

#### F. Parking.

1. One (1) space per two units, inclusive of guest parking.

2. If a unit is provided for an on-site manager, one (1) space for the resident manager.

3. If rent or a separate charge is assessed for use of on-site parking spaces, the owner or management shall be required to rent or charge a separate fee for use of the space by an individual tenant (i.e., unbundled parking).

4. With the exception of projects that allow only senior residents, projects that have less than one automobile parking space per unit shall provide one easily accessible space for storing and locking a bicycle per unit.

5. Government Code section 65863.2 may further reduce or eliminate the on-site parking requirements for a residential, mixed use, or other development project if the project site is located within one-half mile of a major transit stop as defined in Public Resources Code sections 21064.3 and 21155.

6. Required on-site spaces may be provided through covered or uncovered parking, or tandem spaces, but not on-street parking.

7. This section shall not reduce, eliminate, or preclude the enforcement of any requirement imposed on a new multifamily residential or nonresidential development that is located within one-half mile of public transit to provide parking spaces that are accessible to persons with disabilities that would have otherwise applied to the project if this section did not apply.

8. Parking areas shall comply with the applicable property development standards contained in Chapter 18.164 of this title. Parking shall not be provided within any front yard or street-side yard setbacks or any required landscape areas, except for authorized driveways.

G. Exterior Architecture.

1. Any room addition(s) or expansion(s) to the existing residence that modify the exterior architecture shall be matching in exterior design and architectural treatment (including materials, colors, roof, doors and windows, and other design elements).
2. Interior access for residents shall be provided to all rooms or units within the structure, and no exterior doorways shall be provided or created for individual dwelling units or rooms.
3. New exterior stairways, steps, decks or access platforms shall not be permitted above the first floor nor more than four feet above existing ground level.
4. Properties designated as historic resources and/or located within historic or scenic districts shall comply with the applicable provisions of the City's Historic Architectural Design Guidelines.

H. Storage. Each unit shall have a closet. All units must have access to a separate usable storage space (in addition to a closet) within the facility, that is not less than fifty (50) cubic feet.

I. Laundry. Single room occupancy facilities shall be provided with laundry facilities in a separate room at a minimum ratio of one washer and one dryer for every ten (10) units. Additional washers and dryers shall be provided for any facility that has more than twenty (20) units at the ratio of one washer and one dryer for every additional 20 units.

J. Trash. Refuse disposal service and receptacles shall be provided by the property owner. Garbage receptacles must be located on the lot or property in a manner that does not hinder access to any required off-street parking spaces, driveways, or any means of emergency ingress or egress.

K. Mailboxes. A mailbox shall be provided for each unit in a commonly accessible location within the single room occupancy facility.

L. Signs. Single room occupancy facilities may have signs in accordance with the sign regulations applicable to the subject zoning district (pursuant to Chapter 15.36 of Title 15 of the Redlands Municipal Code) or specific plan district where it is located.

18.156.1230: MANAGEMENT:

A. Management Plan. The applicant shall prepare and submit a single-room occupancy management plan, and shall at a minimum contain the following elements: management policies and operations, rental procedures and rates, maintenance plans, information for residents to contact management 24 hours daily, residency and guest rules and procedures, security procedures, and staffing needs including job descriptions. The management plan shall be finalized before issuance of a Certificate of Occupancy. Such plan shall be provided to the City upon request.

B. On-Site Manager. A 24-hour on-site resident manager shall be provided for any single room occupancy use with twelve (12) or more units, and shall include a dwelling unit designated for the manager.

18.156.1240: EXISTING FACILITIES:

Notwithstanding the provisions of Chapter 18.184 of this title, existing nonconforming single room occupancy uses and buildings may be altered to comply with one or more development standards required by this Article.”

SECTION 29. Redlands Municipal Code Chapter 18.164 (Parking and Loading Space Requirements), Section 18.164.090 entitled “Multiple-Family Residential Dwellings,” is hereby amended to read as follows:

“18.164.090: MULTIPLE-FAMILY RESIDENTIAL DWELLINGS:

A. Multiple residential projects shall have a minimum of the following number of covered parking spaces:

No bedroom and 1 bedroom unit	1
2 bedroom units	1 <sup>1</sup> / <sub>2</sub>
3 or more bedroom units	2

B. Individually owned dwelling units, such as within condominium or cooperative multiple-family residential projects, shall have a minimum of two (2) covered parking spaces per dwelling unit. The requirements of this subsection may be modified by the city council in a density bonus agreement entered into pursuant to California Government Code section 65915 et seq.

C. In addition, all multiple residential projects containing more than two (2) units per lot of record shall provide one uncovered off street parking space for each two (2) units or fraction thereof.

D. Parking for Single Room Occupancy facilities shall be provided in accordance with Article XV of chapter 18.156 of this title.”

SECTION 30. Redlands Municipal Code Chapter 18.12 (Administrative Provisions) is hereby amended to add Section 18.12.210 to read as follows:

“18.12.210: POST-ENTITLEMENT PERMIT APPLICATION APPEALS:

A. For a development that is intended to be at least two-thirds residential, as defined in Government Code sections 65913.3(j) and 65589.5(h), "post-entitlement phase permit" means and includes all nondiscretionary permits and reviews filed after the entitlement process has been completed that are required or issued by the local agency to begin construction of a housing development project.

B. If a post-entitlement phase permit is determined to be incomplete or denied or determined to be noncompliant with the applicable provisions of Government Code section 65913.3, the applicant may appeal the decision to the planning commission within ten (10) days of the director's decision. The appeal shall be made on forms provided by the city, and upon payment of the fees established by resolution of the city council.

C. The decision of the commission shall be final, unless an appeal therefrom is taken to the city council as provided for in section 18.12.110 of this chapter."

SECTION 31, Redlands Municipal Code Title 17 (Subdivision Regulations) is hereby amended to add Chapter 17.12, entitled "Urban Lot Splits," and read as follows:

**"CHAPTER 17.12 URBAN LOT SPLITS INTO TWO RESIDENTIAL PARCELS**

**SECTION:**

**17.12.010: General**

**17.12.020: Form And Contents, Accompanying Data And Reports**

**17.12.030: Requirements**

**17.12.040: Action By Development Services Director**

**17.12.050: Conditions of Approval**

**17.12.060: Appeal Of Director Action**

**17.12.070: Expiration And Extensions**

**17.12.080: Amendments To Approved Or Conditionally Approved Tentative Map**

**17.12.090: Parcel Maps**

**17.12.010: GENERAL:**

A. The form and contents, submittal, and approval of applications for tentative parcel maps for urban lot splits consisting of two (2) residential parcels pursuant to California Government Code Section 66411.7 shall be governed by the provisions of this Chapter.

B. Definition. An "urban lot split" means the subdivision of an existing, legally subdivided lot into two lots in accordance with the requirements of this section.

C. Before submitting a development application for a subdivision subject to the streamlined, ministerial approval process described herein, the development proponent shall submit to the Development Services Department a preliminary application that includes all of the information described in California Government Code Section 65941.1, as that section read on January 1, 2020.

D. The City may only accept an application for streamlined, ministerial approval pursuant to this chapter if the procedures contained in Calif. Gov. Code Section 65913.4(b) and 65913.4(b)(3) regarding scoping and/or consultation with the applicable local tribal government(s) have been met.

E. A project shall not be eligible for the streamlined, ministerial process pursuant to this chapter if any of the conditions contained in Calif. Gov. Code Section 65913.4(b)(4) apply regarding tribal cultural resources.

**17.12.020: FORM AND CONTENTS, ACCOMPANYING DATA AND REPORTS:**

A. The tentative parcel map (“tentative parcel map”) shall be prepared in a manner acceptable to the Development Services Department and shall be prepared by a registered civil engineer or licensed land surveyor. The form and contents shall comply and be consistent with the requirements of Section 17.07.020 of this Title and the accompanying data and reports shall comply with and be consistent with Sections 17.07.030 through 17.07.050, inclusive, of this Title.

B. The required application submittal items shall include the following in addition to the subdivision or development application form:

1. Tentative Parcel Map that includes the statement, “For SB 9 Urban Lot Split,” on the title page or cover sheet.
2. Supplemental application form for an urban lot split.
3. Chain of title for the last three (3) years, including a current title report dated no more than ninety (90) days prior to the date of application submittal.
4. Affidavit of owner-occupancy for a minimum period of three (3) years from the date of final map recordation of an urban lot split.
5. Evidence of property vacancy or owner occupancy (such as: property tax records, income tax records, utility bills, vehicle registration, or similar documentation).
6. For two-unit development projects under Title 18 of the Redlands Municipal Code (if applicable): a site plan with all information as listed on the development application form; and for properties with on-site septic systems, a Percolation Test conducted within the last five (5) years or a recertification obtained within the last ten (10) years.

C. The applicant must obtain a certificate of compliance with the Subdivision Map Act for the lot and provide the certificate with the application.

D. Only a complete application will be considered. The City will inform the applicant in writing of any incompleteness within thirty (30) days after the application is submitted.

### 17.12.030: REQUIREMENTS:

A. Department Review. The tentative parcel map application shall be filed with the Development Services Department for review in accordance with the applicable provisions of Section 17.07.060 of this Title. The application shall be completed on the form(s) provided by the Department and submitted with the applicable filing fee(s) adopted by City Council resolution. The Development Services Department or city engineer may waive, modify, or reduce any submittal requirements that may be in conflict with California Government Code Section 66411.7.

B. The individual property owner(s) of the subject property may apply for an urban lot split. "Individual property owner" means a natural person holding fee title individually or jointly in the person's own name or a beneficiary of a trust that holds fee title. Corporations, including but not limited to LLCs, are not eligible applicants because they cannot satisfy the three-year occupancy requirement. "Individual property owner" does not include any corporation or corporate entity or person of any kind (partnership, LP, LLC, C corp., S corp., etc.), except for a community land trust (as defined by Revenue & Tax Code Section 402.1(a)(11)(C)(ii)) or a qualified nonprofit corporation (as defined by Revenue & Tax Code Section 214.15).

#### C. Subdivision Map Act Compliance.

1. The urban lot split must conform to all applicable objective requirements of the Subdivision Map Act (SMA) (Government Code Section 66410 *et. seq.*), including implementing requirements in this Code, except as otherwise expressly provided in this section.

2. If an urban lot split violates any part of the SMA, the City's subdivision regulations, including this section, or any other legal requirement:

a. The buyer or grantee of a lot that is created by the urban lot split has all the remedies available under the SMA, including but not limited to an action for damages or to void the deed, sale, or contract.

b. The City has all the remedies available to it under the SMA, including but not limited to the following:

i. An action to enjoin any attempt to sell, lease, or finance the property.

ii. An action for other legal, equitable, or summary remedy, such as declaratory and injunctive relief.

iii. Criminal prosecution, punishable by imprisonment in county jail or state prison for up to one year, by a fine of up to \$10,000, or both; or a misdemeanor.

iv. Record a notice of violation.

v. Withhold any or all future permits and approvals.

3. Notwithstanding Government Code Section 66411.1 of the SMA, no dedication of rights-of-way or construction of offsite improvements is required for an urban lot split.

D. Zone. The lot to be split shall be located within a single-family residential zone. For purposes of this section, a single-family residential zone is one of the following: Single Family Residential (R-1 and R-1-D); Suburban Residential (R-S); Residential Estate (R-E and R-A); Residential Estate Animals (R-A-A); Residential Rural (R-R); Residential Rural Animals (R-R-A); and the single-family districts of adopted Specific Plans within the City.

E. Lot Location Criteria. The lot to be split is not located on a site that meets any of the applicable criteria contained in California Government Code § 66411.7(a)(3)(C) (and incorporating Government Code section 65913.4(a)(6)(B) - (K) by reference).

F. Objective Standards. The proposal shall be consistent with the objective planning standards, development standards, and engineering standards applicable to the design or improvements of a parcel. If the proposal conflicts with any objective planning standards, written documentation shall be provided to the applicant regarding which standard or standards the development conflicts with, and an explanation for the reason or reasons the development conflicts with that standard or standards, within sixty (60) days of application submittal.

1. Lot Size. The following standards shall apply to urban lot splits:

- a. The lot to be split must be a minimum of 2,400 square-feet in area.
- b. The resulting lots must each be a minimum of 1,200 square-feet in area.
- c. Each of the resulting lots must be between 60 percent and 40 percent of the original lot area.

2. Setbacks and Yards. The proposed lots shall be designed to allow the existing and/or future dwelling units to comply with the applicable objective standards for yards and setbacks. This setback standard is only enforced to the extent that it does not prevent two primary dwelling units on the lot at 800 square feet each. No setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.

3. Lot Coverage. The proposed lots shall be designed to allow the existing and/or future dwelling units to comply with the applicable objective standard for maximum lot coverage, to the extent practicable. This lot coverage standard is only enforced to the extent that it does not prevent two primary dwelling units on the lot at 800 square feet each.

G. Not Historic. The lot to be split must not be a historic property or within a historic district that is included in the State Historic Resources Inventory. Nor may the lot be or be within a site that is designated by ordinance as a city or county landmark or as a historic property or district.

H. No Prior Urban Lot Split. The lot to be split must not have been established through a prior SB 9 urban lot split, and the lot to be split must not be adjacent to any lot that was established through a prior SB 9 urban lot split by the owner of the lot to be split or by any person acting in concert with the owner.

I. Easements.

1. The owner must enter into an easement agreement with each public-service provider to establish easements that are sufficient for the provision of public services and facilities to each of the resulting lots.
2. Each easement must be shown on the tentative parcel map.
3. Copies of the unrecorded easement agreements must be submitted with the Development Application. The easement agreements must be recorded against the property before the final map may be approved, in accordance with Section 17.12.050 of this Chapter.
4. If an easement is recorded and the project is not completed, making the easement moot, the property owner may request, and the City will provide, a notice of termination of the easement, which the owner may record.

J. Lot Access. Each resulting lot shall have access to, provide access to, or adjoin a public right-of-way. The minimum access width shall be at least fifteen (15) feet.

K. Utilities.

1. Development on each resulting lot shall be served by separate direct utility connections.
2. Each primary dwelling unit on the resulting lots that is or that is proposed to be connected to an onsite wastewater treatment system must first have a percolation test completed within the last five years or, if the percolation test has been recertified, within the last ten years.

L. Building & Safety. All structures built on the lot must comply with all current local building standards. An urban lot split is a change of use.

M. No Impact on Protected Housing. The urban lot split shall not require or include the demolition or alteration of any of the following types of housing:

1. Housing that is income-restricted for households of moderate, low, or very low income.
2. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its policy power.
3. Housing, or a lot that used to have housing, that has been withdrawn from rental or lease under the Ellis Act (California Government Code Sections 7060 - 7060.7) at any time in the fifteen (15) years prior to submission of the urban lot split application.
4. Housing that has been occupied by a tenant in the last three (3) years. The applicant and the owner of a property for which an urban lot split is sought must provide a sworn statement as to this fact with the application for the parcel map. The City may conduct its own inquiries and investigation to ascertain the veracity of the sworn statement, including but not limited to, surveying owners of nearby properties; and the City may require additional evidence of the applicant and owner as necessary to determine compliance with this requirement.

N. Nonconforming Conditions. An urban lot split may be approved without requiring a legal nonconforming zoning condition or lot standard to be corrected. This provision shall supersede Section 18.184.040 (Nonconforming Lots) of Title 18 of the Redlands Municipal Code for the duration that applicable State law remains in effect.

O. Fire Hazard Mitigation Measures. For a proposed subdivision on a lot that is located in a fire hazard severity zone (as defined by the California Department of Forestry and Fire Protection), the subject property shall comply with the applicable provisions of the California Fire Code, and any amendments thereto contained in the Redlands Municipal Code, that apply uniformly to development within the underlying zone.

P. Regulation of Land Uses.

1. Residential use only. No non-residential use is permitted on any lot created by urban lot split.

2. No Short-Term Rental. No dwelling unit on a lot that is created by an urban lot split may be rented for a period of less than thirty (30) days.

3. Owner Occupancy. The applicant for an urban lot split must sign an affidavit stating that the applicant/subdivider intends to occupy one of the dwelling units on one of the resulting lots as the applicant's principal residence for a minimum of three (3) years after the urban lot split is approved.

Q. Deed Restriction Required. The owner shall record a deed restriction, acceptable to the City, that does each of the following:

1. Expressly prohibits any rental of any dwelling on the property for a period of less than thirty (30) days.

2. Expressly prohibits any non-residential use of the lots created by the urban lot split.

3. States that the property is formed by an urban lot split, and is therefore subject to the City's urban lot split regulations, including all applicable limits on dwelling size and development.

**17.12.040: ACTION BY DEVELOPMENT SERVICES DIRECTOR:**

A. Upon receipt of a tentative parcel map application that is determined by the Development Services Department to be complete, the Department shall review the proposal and render a decision within the time limits prescribed by State law. An application for a tentative parcel map for an urban lot split is approved or denied ministerially, by the Development Services Director, without discretionary review.

B. The tentative parcel map may be approved or conditionally approved by the Development Services Director if staff finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, any applicable specific plan, and all applicable provisions of this code. The Development Services Director may require as a condition of approval that the payment by the subdivider of all development fees required to be

paid at the time of the application for, or issuance of, a building permit or other similar permit shall be made at the rate for such fees in effect at the time of such application or issuance.

If no action is taken by the Development Services Director within sixty (60) days from the date the City receives a tentative map application, or such other time limits specified in applicable State law, the tentative parcel map, as filed, shall be deemed to be approved.

C. Conditions of Approval.

1. A tentative parcel map for an urban lot split is approved ministerially if it complies with all the requirements of this chapter. The tentative parcel map may not be recorded. A final parcel map is approved ministerially as well, but not until the owner demonstrates that the required documents have been recorded, such as the deed restriction and any easements.

2. The approval shall require the owner and applicant to hold the City harmless from all claims and damages related to the approval and its subject matter.

3. The approval shall require the owner and applicant to reimburse the City for all costs of enforcement, including attorneys' fees and costs associated with enforcing the requirements of this code.

4. Other conditions of approval may be attached to enforce any other requirements, including, but not limited to: applicable development standards; standard requirements; engineering design requirements or other design regulations; and any other conditions to protect the public health, safety, and general welfare.

D. Denial. The tentative parcel map may be denied by the Development Services Director on any of the grounds or objective standards provided by the Subdivision Map Act, California Government Code Section 66411.7, or this Code. The Development Services Director shall deny approval of the tentative parcel map if the Department makes any of the following findings to the extent they are related to the design or to improvements of a parcel, consistent with Calif. Gov. Code section 66411.7:

1. That the proposed map is inconsistent with objective zoning standards, objective subdivision standards, or objective design review standards that are related to the design or to improvements of a parcel;

2. That the site is not located within a single-family residential zone;

3. That the site is a designated historic property or located within a historic district;

4. That the project site or design of the subdivision does not meet the applicable criteria and requirements of California Government Code Section 66411.7, California Government Code Section 65913.4 (subparagraphs (B) to (K), inclusive, of paragraph 6 of subdivision (a)), or the Subdivision Map Act;

5. That the proposed lot split would have a specific, adverse impact upon public health and safety for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact; or,

6. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision; provided, however, the Development Services Director may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the Development Services Director to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

**E. Specific Adverse Impacts.**

1. Notwithstanding anything else in this section, the City may deny an application for an urban lot split if the Building Official makes a written finding, based on a preponderance of the evidence, that the project would have a "specific, adverse impact" on public health and safety for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

2. "Specific adverse impact" has the same meaning as in the California Government Code Section 65589.5(d)(2): "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" and does not include (1) inconsistency with the zoning ordinance or general plan land use designation or (2) the eligibility to claim a welfare exemption under Revenue and Taxation Code Section 214(g).

C. The Building Official may consult with and be assisted by Planning staff, Engineering staff, and others as necessary in making a finding of specific, adverse impact.

F. Notice of Denial. If an application for an urban lot split is denied, then the Development Services Director shall notify the applicant within sixty (60) days from receipt of the application and provide a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied.

**17.12.050: CONDITIONS OF APPROVAL:**

A. The following conditions of approval shall be applied to all urban lot splits, in addition to the other standard conditions of approval, design requirements, and standard requirements that are otherwise applicable to subdivision maps as authorized by the Subdivision Map Act and California Government Code Section 66411.7.

1. Affidavit signed by the property owner guaranteeing owner-occupancy for a minimum period of three (3) years from the date of final map recordation, and agreement by the property owner for verification of compliance upon request by the City.
2. For urban lot split subdivisions (if applicable): Execution and recordation of a deed restriction entitled "Occupancy, Land Use, and Development Restriction Agreement for Urban Lot Split" within thirty (30) days of map approval.
3. For two-unit development projects (if applicable): Execution and recordation of a deed restriction entitled "Occupancy, Land Use, and Development Restriction Agreement for Two-Unit Development" within thirty (30) days of development approval.
4. Prohibit short-term rental for less than thirty (30) days of any units created through an SB 9 urban lot split or two-unit development.

B. Conditions of approval shall not be imposed that conflict with the applicable provisions of California Government Code Section 66411.7 for urban lot splits, including requiring any: dedication of right-of-way; construction of off-site improvements; correction of nonconforming zoning conditions or improvements; any additional on-site parking spaces (if the criteria and provisions of current State law are met); or other provisions in State law.

C. The Development Services Director may modify or delete any of the additional conditions of approval recommended in the department's report. The Development Services Director may add additional requirements as conditions of approval.

#### **17.12.060: APPEAL OF DIRECTOR ACTION:**

Appeal of the decision by the Development Services Director with respect to the tentative parcel map for urban lot split shall be made to the planning commission or city council in accordance with the provisions of Section 18.193.070 of Title 18 of the Redlands Municipal Code.

#### **17.12.070: EXPIRATION AND EXTENSION:**

A. The approval or conditional approval of a tentative parcel map shall expire six (6) months from its approval by the Development Services Director, unless the expiration date is extended for not more than six (6) months in accordance with the provisions of Section 17.07.120 of this Title.

B. The subdivider may request an extension of the expiration date for action in accordance with the provisions of Section 17.07.120 of this Title, except that the Development Services Director shall be responsible for the review of the request. The Development Services Director may approve, conditionally approve, or deny the request for an extension.

C. The subdivider or any interested person adversely affected may appeal the action of the Development Services Director to the planning commission or city council in accordance with the provisions of section 18.193.070 of Title 18 of the Redlands Municipal Code.

**17.12.080: AMENDMENTS AND EXTENSION FOR APPROVED OR CONDITIONALLY APPROVED TENTATIVE PARCEL MAP:**

A. Amendments to the approved or conditionally approved tentative parcel map or conditions of approval shall be made in accordance with Section 17.07.130 of this Title; provided that amendments, which in the opinion of the department are not minor, shall be presented to the Development Services Director for approval. Processing shall be in accordance with the provisions for processing a tentative parcel map as set forth in this title. Any approved amendment shall not alter the expiration date of the tentative parcel map.

B. Extension of time. The subdivider may request an extension of the expiration date of the approved or conditionally approved tentative SB 9 map by written application to the department with the payment of applicable filing fees established by resolution of the City Council. The application shall be filed not less than thirty (30) days before the map is to expire and shall state the reasons for requesting the extension. One extension may be granted for a period not to exceed one hundred eighty (180) days. The Development Services Director may approve, conditionally approve, or deny the request for an extension. The subdivider or any interested person adversely affected may appeal the action of the Development Services Director to the planning commission or city council in accordance with the provisions of section 18.193.070 of this title.

**17.12.090: PARCEL MAPS:**

The form and contents, submittal, approval and filing of final parcel maps shall conform to the provisions of the subdivision map act and this section.

A. Survey Required: An accurate and complete survey of the land to be subdivided shall be made by a registered civil engineer or licensed land surveyor. All monuments, property lines, centerlines of streets, alleys and easements adjoining or within the subdivision shall be tied into the survey. The allowable error of closure on any portion of the parcel map shall not exceed 1/10,000 for field closures and 1/20,000 for calculated closures.

B. Form And Contents: The form and contents of the parcel map shall conform to the final map form and contents requirements of Sections 17.09.040 and 17.09.050 of this Title.

C. Preliminary Submittal: The subdivider shall submit prints of the parcel map to the city engineer for checking. The preliminary prints shall be accompanied by copies of the data, plans, reports and documents as required for final maps by Section 17.09.060 of this Title.

The city engineer may waive any of the requirements if the location and nature of the proposed subdivision does not justify compliance with the requirements of Section 17.09.060 of this Title.

D. Review And Approval By Development Services Department: The Development Services Director or his/her designee shall review the parcel map and the subdivider shall make corrections and/or additions until the map is acceptable to the department. The subdivider shall submit the original tracing of the map, corrected to its final form and signed by all parties required to execute the certificates on the map, to the Development Services Department. The city clerk or authorized agent shall, subject to the provisions of the California Government Code

Section 66464 of the Subdivision Map Act, transmit the approved parcel map to the county recorder. The Development Services Director shall approve the parcel map if it complies with the requirements of the subdivision map act, this title, the tentative parcel map and all conditions thereof.”

SECTION 32. Redlands Municipal Code Chapter 18.156 (Development Standards for Specific Uses) is hereby amended to add Article XVI, entitled “Two-Unit Projects on Residential Parcels,” and read as follows:

**"ARTICLE XVI. TWO-UNIT PROJECTS ON RESIDENTIAL PARCELS**

SECTION:

**18.156.1300: Purpose of Article**

**18.156.1310: Definitions**

**18.156.1320: Application Requirements**

**18.156.1330: Development Standards**

**18.156.1340: Specific Adverse Impacts**

**18.156.1350: Approval by Director**

**18.156.1360: Appeal Of Director Action**

**18.156.1370: Extension and Amendment**

**18.156.1380: Remedies**

**18.156.1300: PURPOSE OF ARTICLE:**

The purpose of this Article is to allow and appropriately regulate two-unit residential development projects in accordance with Government Code section 65852.21 in single-family residential zones that permit single-family residences.

**18.156.1310: DEFINITIONS:**

A. A “two-unit project” means the development of two primary dwelling units or, if there is already a primary dwelling unit on the lot, the development of a second primary dwelling unit on a legally subdivided lot in accordance with the requirements of this article.

B. A “primary dwelling unit,” for purposes of this article, means a single-family residence that does not meet the criteria or requirements for an Accessory Dwelling Unit pursuant to Redlands Municipal Code Chapter 18.156, Article VII (Accessory Dwelling Units) and/or current State law.

C. An “accessory dwelling unit” means a residential dwelling unit that is accessory and subordinate to a primary dwelling unit located on the same parcel, and such accessory unit meets the criteria or requirements for an Accessory Dwelling Unit pursuant to Redlands Municipal Code Chapter 18.156, Article VII (Accessory Dwelling Units) or current State law.

D. A “single family residential zone,” for purposes of this section, means a land use district with a zoning designation as R-E, R-S, R-1, R-1-D, R-R, R-R-A, R-A, R-A-A, or a single-family district within an adopted Specific Plan of the City.

E. “SB 9” means Senate Bill 9 effective beginning January 1, 2022, and codified in California Government Code section 65852.21.

**18.156.1320: APPLICATION REQUIREMENTS:**

A. The individual property owner(s) of the subject property may apply for a two-unit project.

“Individual property owner” means a natural person holding fee title individually or jointly in the person’s own name or a beneficiary of a trust that holds fee title. Corporations, including but not limited to LLCs, are not eligible applicants because they cannot satisfy the three-year occupancy requirement. “Individual property owner” does not include any corporation or corporate entity or person of any kind (partnership, LP, LLC, C corporation, S corporation, etc.), except for a community land trust (as defined by Revenue & Tax Code Section 402.1(a)(11)(C)(ii)) or a qualified nonprofit corporation (as defined by Revenue & Tax Code Section 214.15).

B. An application for a two-unit project must be submitted on the City’s approved form together with all required application submittal items, project plans, and other materials.

C. Only a complete application will be considered. The City will inform the applicant in writing of any incompleteness within thirty (30) days after the application is submitted.

D. The city may establish a fee to recover its costs for adopting, implementing, and enforcing this section of the code, in accordance with applicable law. The City Council may establish and change the fee by resolution. The fee must be paid with the application.

**18.156.1330: DEVELOPMENT STANDARDS:**

A two-unit project must satisfy each of the following development standards and requirements:

A. Map Act Compliance. The existing lot must have been legally subdivided.

B. Zone. The lot is in a single-family residential zone of the City of Redlands (R-1, R-1-D, R-S, R-A, R-A-A, R-E, R-R, or R-R-A zoning districts) or a single-family district within an adopted Specific Plan of the City.

C. Lot Location. The lot is not located on a site that meets any of the location criteria as listed in Government Code § 66411.7(a)(3)(C) (and incorporating Government Code section 65913.4(a)(6)(B) - (K) by reference).

D. Not Historic. The lot shall not be within a site that is designated or listed as a city landmark or historic property or historic/scenic district, and the lot shall not be a historic property or within a historic district that is listed on the State Historic Resources Inventory (as defined in Section 5020.1 of the Public Resources Code).

E. No Impact on Protected Housing. The two-unit project must not require or include the demolition or alteration of any of the types of housing identified in Government Code § 65852.21(a)(3)-(4), inclusive.

1. Housing that is income-restricted for households of moderate, low, or very low income.
2. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its policy power.
3. Housing that has been occupied by a tenant in the last three (3) years. The applicant and the owner of a property for which a two-unit development is sought must provide a sworn statement as to this fact with the application for the parcel map. The City may conduct its own inquiries and investigation to ascertain the veracity of the sworn statement, including but not limited to, surveying owners of nearby properties; and the City may require additional evidence of the applicant and owner as necessary to determine compliance with this requirement.

#### F. Dwelling Unit Standards.

1. Quantity. For purposes of this section, "unit" means any dwelling unit, including, but not limited to, a primary dwelling unit, a unit created under this section of this code, an ADU, or a Junior ADU.

a. No more than two (2) dwelling units of any kind may be built on a lot that results from an urban lot split

b. A lot that is not created by an urban lot split may have a two-unit project under this section, plus any ADU or Junior ADU that must be allowed under State law and the City's ADU ordinance, not to exceed two (2) primary dwelling units per lot and a combined total of four (4) dwelling units within the development.

2. Height Restriction. All dwelling units shall be subject to the same height limitations applicable to the underlying zone.

3. Lot Coverage. The lot coverage limit shall be applicable within the zoning district where the subject property is located. This lot coverage standard is only enforced to the extent that it does not prevent the construction of two (2) primary dwelling units on the lot at eight hundred (800) square feet each.

4. Open Space. The new development shall be subject to the open space requirement, if any, imposed within the zoning district where the subject property is located. This open space standard is only enforced to the extent that it does not prevent the construction of two (2) primary dwelling units on the lot at eight hundred (800) square feet each.

5. Setbacks.

a. Generally. All setbacks must conform to those objective setbacks that are applicable to the underlying zone.

b. Exceptions. Notwithstanding subpart 18.156.1330(F)(7)(a) above:

i) Existing Structures. No setback is required for an existing legally established structure or for a new structure that is constructed in the same location and to the same dimensions as an existing legally established structure.

ii) Eight hundred (800) square-feet; four-foot side and rear setbacks. Exceptions to the setbacks imposed by the underlying zone may be applied to the degree necessary to avoid physically precluding up to two units on the lot or either of the two units from being of at least eight hundred (800) square feet in floor area on the subject property; but in no event may any structure be less than four feet (4') from a side or rear property line.

iii) New Structures. Shared interior lot line; zero foot (0') interior side setback. Setback requirements for an interior side lot line, where the interior lot line is shared between the two new parcels (and the lot line is perpendicular to the primary street frontage of both lots), may be modified to permit a zero foot (0') side setback. The intent of this provision is to permit a shared wall between two new dwelling units on separate lots, so that the combined structure has the appearance from the street as one single-family residence. Designs with a shared common wall shall comply with all applicable California Building Code regulations, and the Director may require a Homeowners' Association as well as CC&Rs for the subject properties. If this provision for a zero foot (0') interior side setback is not utilized, then the standard setback requirement shall apply, and in no case shall be less than four feet (4').

5. Parking. Each new primary dwelling unit shall have one (1) off-street parking space per unit on a paved surface, which may be covered or uncovered, placed outside of all required setbacks, and constructed in accordance with the applicable provisions of Article I of Chapter 18.164 of this title. Off-street parking shall not be required if one of the following applies:

a. The lot is located within one-half mile walking distance of either:

i) a corridor with fixed route bus service with service intervals no longer than fifteen (15) minutes during peak commute hours; or,

ii) a site that contains one of the following: an existing rail or bus rapid transit station; or the intersection of two or more major bus routes with a frequency of service interval of fifteen (15) minutes or less during the morning and afternoon peak commute periods.

b. The site is located within one block of a car-share vehicle location that is permanently installed and permanently marked for car-share pickup or dropoff service.

6. Nonconforming Conditions. A two-unit project may be approved without requiring a legal nonconforming zoning condition or standard to be corrected. This provision shall supersede Chapter 18.184 of Title 18 of the Redlands Municipal Code for the duration that applicable State law remains in effect.

7. Utilities. Each primary dwelling unit on the lot that is or that is proposed shall comply with the development regulations applicable to the underlying zone.

8. Building & Safety. All structures built on the lot shall comply with all building code regulations applicable to the underlying zone.

G. Fire Hazard Mitigation Measures. For a development project on a lot that is located in a fire hazard severity zone (as defined by the California Department of Forestry and Fire Protection), the proposal shall comply with all applicable fire-hazard mitigation measures:

1. The proposed development complies with the applicable provisions of the California Fire Code, and any amendments thereto adopted in the Redlands Municipal Code, that apply uniformly to development within the underlying zone.

2. The proposed development complies with the applicable provisions of the California Building Code (including Chapter 7A), and any amendments or additions thereto adopted in the Redlands Municipal Code (including RMC Chapter 15.30 Wildland-Urban Interface Code), that apply uniformly to development within the underlying zone.

3. The subject property will comply with all applicable landscape design, materials, fuel modification, and vegetation management requirements of applicable State law (including but not limited to Calif. Gov. Code § 51182, Public Resources Code § 4291, Calif. Fire Code § 4906, and Calif. Building Code Chapter 7A) for requirements pertaining to landscape fuel modification zones and vegetation management that apply uniformly to development within the underlying zone.

#### H. Regulation of Uses.

1. Residential-only. No non-residential use is permitted on the lot.

a. Home occupations may be permitted with a Home Occupation Permit issued pursuant to Chapter 18.160 of this title.

b. Small family daycare homes may be permitted pursuant to Chapter 18.156, Article VIII, of this title.

c. Single-room occupancy residential facilities may be permitted pursuant to Chapter 18.156, Article XV, of this title.

2. No Short-Term Rentals. No dwelling unit on the lot may be rented for a period of less than thirty (30) days.

I. Deed Restriction. The owner must record a deed restriction, acceptable to the city, that does each of the following:

1. Expressly prohibits any rental of any dwelling on the property for a period of less than thirty (30) days.

2. Expressly prohibits any non-residential use of the lot.

3. States that the property was developed pursuant to SB 9 and shall not be further developed with additional primary dwelling units, or further subdivided subsequent to a prior SB 9 lot split.

J. Undergrounding of utilities: For construction of new SB 9 dwelling units, utility laterals and connections shall be installed underground for the new unit(s).

**18.156.1340: SPECIFIC ADVERSE IMPACTS:**

A. Notwithstanding anything else in this section, the city may deny an application for a two-unit project if the building official makes a written finding, based on a preponderance of the evidence, that the project would have a “specific, adverse impact” on public health and safety and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

B. “Specific adverse impact” has the same meaning as in Gov. Code § 65589.5(d)(2): “a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete” and does not include (1) inconsistency with the zoning ordinance or general plan land use designation or (2) the eligibility to claim a welfare exemption under Revenue & Taxation Code section 214(g).

C. The building official may consult with and be assisted by Planning staff, Engineering staff, and others as necessary in making a finding of specific, adverse impact.

**18.156.1350: APPROVAL BY DIRECTOR:**

A. An application for a two-unit development pursuant to SB 9 is approved or denied ministerially, by the Development Services Director, without discretionary review.

B. A two-unit development is approved ministerially if it complies with all the requirements of this article.

C. The approval must require the owner and applicant to hold the City of Redlands harmless from all claims and damages related to the approval and its subject matter.

D. The approval must require the owner and applicant to reimburse the City of Redlands for all costs of enforcement, including attorneys' fees and costs associated with enforcing the requirements of this article.

E. Notice of Denial. If an application for an SB 9 two-unit housing project is denied, then the Development Services Director shall notify the applicant within sixty (60) days from receipt of the application and provide a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied.

**18.156.1360: APPEAL OF DIRECTOR ACTION:**

Appeal of the decision by the Development Services Director with respect to a two-unit development shall be made to the planning commission or city council in accordance with the provisions of section 18.193.070 of this title.

**18.156.1370: AMENDMENTS TO APPROVED PLANS:**

Construction plans or plan checks deemed by the department to be in substantial conformance with the approved two-unit development plan and/or tentative parcel map shall be reviewed by the Development Services Director or designee. The Development Services Director may approve or deny the request for an amendment through the ministerial plan check process, or may require the filing of a new two-unit development plan and/or new tentative parcel map for major amendments deemed not to be in substantial conformance with the approved two-unit development plan or tentative parcel map.

**18.156.1380: REMEDIES:**

If a two-unit project violates any part of this code or any other legal requirement:

A. The buyer, grantee, or lessee of any part of the property has an action for damages or to void the deed, sale, or contract.

B. The City of Redlands may:

1. Bring an action to enjoin any attempt to sell, lease, or finance the property.
2. Bring an action for other legal, equitable, or summary remedy, such as declaratory and injunctive relief.

3. Pursue criminal prosecution, punishable by imprisonment in county jail or state prison for up to one year, by a fine of up to \$10,000, or both; or a misdemeanor.
4. Record a notice of violation.
5. Withhold any or all future permits and approvals.
6. Pursue all other administrative, legal, or equitable remedies that are allowed by law or the Redlands Municipal Code.”

SECTION 33. Redlands Municipal Code Chapter 17.05 (Maps Required), Section 17.05.030 entitled “Division of Land; Four or Less Parcels,” is hereby amended to read as follows:

“17.05.030: DIVISION OF LAND; FOUR OR LESS PARCELS:

A tentative and final parcel map shall be required for all divisions of land into four (4) or less parcels, except that maps shall not be required for:

A. Subdivisions of a portion of the operating right of way of a railroad corporation, defined by section 230 of the State Public Utilities Code, which are created by short term leases terminable by either party on not more than thirty (30) days' notice in writing.

B. Land conveyed to or from a governmental agency, public entity or public utility, or for land conveyed to a subsidiary of a public utility for conveyance to such public utility for rights of way, unless a showing is made by the department in individual cases, upon substantial evidence, that public policy necessitates a parcel map.

C. Lot line adjustments, provided:

1. No additional parcels or building sites are created;
2. The resulting parcels conform to title 18 of this code;
3. The lot line adjustment is approved by the community development director. The community development director may impose conditions or exactions on the approval of a lot line adjustment to conform to titles 18 and 15 of this code, or to facilitate the relocation of existing utilities, infrastructure or easements. Lot line adjustments which are being processed concurrently with land use applications requiring action by the planning commission or the city council shall be scheduled for review and action by the same approving body as the other application(s). The lot line adjustment shall be reflected in a deed, and a record of survey if required by state law, which shall be recorded. When parcels subject to lot line adjustments are encumbered by deeds of trust, mortgage liens or assessment liens, such deeds of trust and liens shall be modified by the parcel owners to correspond to the new lot lines of these parcels, to the satisfaction of the city, to ensure that foreclosure on such deeds or liens does not create illegal parcels.

Appeals of the community development director's action with respect to lot line adjustments shall be made first to the planning commission and then to the city council in accordance with the provisions of section 17.07.100 of this title. Appeals of the planning commission action on lot line adjustments shall be made to the city council in accordance with the provisions of section 17.07.100 of this title.

If a lot line adjustment is approved or conditionally approved by the approving body, the appeal body shall have the right to call up such approval for appeal body review by a written request to the community development director within ten (10) days of the final action by the approving body. If the appeal body decides to review the lot line adjustment and conditions, it shall conduct a public hearing after giving notice pursuant to subsection 17.07.070A of this title. The public hearing shall be held within thirty (30) days after the date of the request for review. The appeal body may add, modify or delete conditions if the appeal body determines that such changes are necessary to ensure that the lot line adjustment conforms to the subdivision map act and this code. Within ten (10) days following the conclusion of the hearing, the appeal body shall render its decision. If the appeal body does not act within the time limits set forth in this section, the lot line adjustment shall be deemed to have been approved or conditionally approved as last approved or conditionally approved by the approving body insofar as it complies with all other applicable provisions of the subdivision map act, this title and this code.

D. Parcel maps waived in accordance with the provisions of section 17.11.080 of this title.”

~~SECTION 34.~~ Redlands Municipal Code Chapter 18.12 (Administrative Provisions), Section 18.12.130 entitled “Site Plan Approval; Expiration,” is hereby amended to read as follows:

“18.12.130: SITE PLAN APPROVAL: EXPIRATION:

Unless otherwise specified by the planning commission or city council, a site plan approval shall expire two (2) years from the date of its approval unless the holder of the site plan approval obtains a building permit or, in those instances where a building permit is not required, a certificate of occupancy for the site plan approval, within such two (2) year period. The planning commission may, upon written request for a time extension by the holder of the site plan approval, prior to expiration of the approval, grant a one year extension of time; provided, however, that the total number of extensions for a site plan approval shall not exceed three (3).”

SECTION 35. Redlands Municipal Code Chapter 18.192 (Conditional Use Permits), Section 18.192.090 entitled “Conditional Use Permit; Expiration,” is hereby amended to read as follows:

**“18.192.090: CONDITIONAL USE PERMIT; EXPIRATION:**

A. Except for a CUP issued for a planned residential development and, unless otherwise specified by the planning commission or city council in the conditions of approval for a CUP, a CUP shall expire two (2) years from the date of its approval unless the holder of the permit obtains a building permit or, in those instances where no building permit is required, a certificate of occupancy for the use, within such two (2) year period. The planning commission may, upon submittal of a written application for a time extension by the holder of the permit and prior to the expiration of the CUP, grant a one year extension of time; provided, however, that the total number of extensions for a CUP shall not exceed three (3).

B. Failure to develop the use within the time limits of this section shall amount to the forfeiture of all development entitlement under the CUP.”

**SECTION 36.** Redlands Municipal Code Chapter 18.168 (Landscaping, Fences, Walls and Signs), Section 18.168.070 entitled “Minor Exception Permits; Application Procedure,” is hereby amended to read as follows:

**“18.168.070: MINOR EXCEPTION PERMITS; APPLICATION PROCEDURE:**

A. An application for a minor exception permit shall be made on forms provided by the city, and shall include such plans as may be required for a complete understanding of the request, and a filing fee as established by resolution of the city council. Applications shall be limited to the resident owner.

B. Minor Exceptions which are being processed concurrently with land use applications requiring action by the planning commission or the city council shall be scheduled for review and action by the same approving body as the other entitlement application(s). If approved by the planning commission or city council, a separate or subsequent Minor Exception Permit application or public hearing shall not be required for the specific design feature approved with the land use entitlement.”

**SECTION 37.** Redlands Municipal Code Section 18.20.160 and Section 18.21.140, entitled “Accessory Buildings,” are hereby amended to read as follows:

**“18.20.160: ACCESSORY BUILDINGS:**

A. Accessory buildings shall not occupy more than ten percent (10%) of the rear yard, or may be in an interior side yard area of a parcel where there is no buildable rear yard area. Accessory buildings shall not be placed forward of the front façade of the main dwelling or a line extended parallel to the front façade. Where there are multiple front façades on the main dwelling, the front elevation with the greatest front setback dimension shall be utilized as the required setback.

B. An accessory building shall not exceed a total floor area of one thousand (1,000) square feet.

C. Accessory buildings must maintain the following minimum separation distances from other buildings on the same site:

1. Accessory buildings shall be a minimum of ten feet (10') from the main buildings; provided, however, that when more than five feet (5') of such accessory building extends into the area to the rear of the main building, which area is defined by the projection of planes parallel to the side lot lines, which planes pass through the sides of the main building, in which case the minimum space between buildings shall be twenty feet (20'). In cases where vehicular entry to garage occurs in the space between buildings, the minimum space between buildings shall be not less than twenty five feet (25').

2. Accessory buildings shall be a minimum of five feet (5') from any other accessory structure.

D. Accessory buildings shall be located not closer to the side and rear property lines than:

1. Five feet (5') for buildings up to ten feet high;
2. Ten feet (10') for buildings more than ten feet high.

E. When lots are served by an existing or proposed alley, no main building shall be located within twenty five feet (25') of the rear property line, and for accessory buildings, if perpendicular access to the accessory building is from the alley, not less than twenty feet (20') from the rear property line. Perpendicular access to a carport or an enclosed garage with an automatic garage door opener may be reduced to a width of twenty five feet (25'), measured from the opposite side of the alley. If access parallel to the alley is provided to a garage or carport, the provisions of subsection C of this section shall apply.

F. Accessory buildings shall not exceed a maximum height of fifteen feet (15') as measured from the foundation at ground-level to the highest point of the roof.

G. Accessory buildings shall not contain a kitchen or kitchenette.

H. Architectural Design:

1. Metal paneling, if any, shall be decorative such as stamped steel or seam metal, and shall be painted on the exterior side. Corrugated metal is prohibited. Reflective exterior metallic materials or untreated metal panels are prohibited.

2. Exterior light fixtures shall be a design, or shall include shielding, to contain glare within the subject property and prevent light trespass onto adjacent properties exceeding 0.5 foot-candle as measured at the property line.

3. HVAC condensers and heat pumps shall be ground-mounted.

4. Window and roof-mounted HVAC equipment shall not be visible from the public right-of-way.

5. Exterior stairways to upper floors shall not be visible from public right-of-way at the front or side of the property.”

SECTION 38. Redlands Municipal Code Chapter 18.32 entitled “R-A Residential Estate District” is hereby amended to add the following section as follows:

**“18.32.115: ACCESSORY BUILDINGS:**

For accessory buildings in R-A districts, the provisions of section 18.20.160 of this title shall apply.”

SECTION 39. Redlands Municipal Code Chapter 18.33 entitled “R-A-A Residential Estate Animals District” is hereby amended to add the following section as follows:

**“18.32.125: ACCESSORY BUILDINGS:**

The provisions of section 18.20.160 of this title shall apply for accessory buildings in R-A-A districts, except that accessory buildings may occupy not more than fifteen percent (15%) of the rear yard area.”

SECTION 40. Redlands Municipal Code Section 18.40.150 entitled “Accessory Buildings” is hereby amended to read as follows:

**“18.40.150: ACCESSORY BUILDINGS:**

A. Accessory buildings shall not occupy more than twenty percent (20%) of the rear yard, or may be in an interior side yard area of a parcel where there is no buildable rear yard area. Accessory buildings shall not be placed forward of the front façade of the main dwelling or a line extended parallel to the front façade. Where there are multiple front façades on the main dwelling, the front elevation with the greatest front setback dimension shall be utilized as the required setback.

B. An accessory building shall not exceed a total floor area of one thousand (1,000) square feet.

C. Accessory buildings must maintain the following minimum separation distances from other buildings on the same site:

1. Accessory buildings shall be a minimum of ten feet (10') from the main buildings; provided, however, that when more than five feet (5') of such accessory building extends into the area to the rear of the main building, which area is defined by the projection of planes parallel to the side lot lines, which planes pass through the sides of the main building, in which case the minimum space between buildings shall be twenty feet (20'). In cases where vehicular entry to garage

occurs in the space between buildings, the minimum space between buildings shall be not less than twenty five feet (25').

2. Accessory buildings shall be a minimum of five feet (5') from any other accessory structure.

D. Accessory buildings shall be located not closer to the side and rear property lines than:

1. Five feet (5') for buildings up to ten feet high;
2. Ten feet (10') for buildings more than ten feet high.

E. When lots are served by an existing or proposed alley, no main building shall be located within twenty five feet (25') of the rear property line, and for accessory buildings, if perpendicular access to the accessory building is from the alley, not less than twenty feet (20') from the rear property line. Perpendicular access to a carport or an enclosed garage with an automatic garage door opener may be reduced to a width of twenty five feet (25'), measured from the opposite side of the alley. If access parallel to the alley is provided to a garage or carport, the provisions of subsection D of this section shall apply.

F. Accessory buildings shall not exceed a maximum height of fifteen feet (15') as measured from the foundation at ground-level to the highest point of the roof.

G. Accessory buildings shall not contain a kitchen or kitchenette.

H. Architectural Design:

1. Accessory buildings that are five hundred (500) square feet or more shall not contain more than ten percent (10%) metal paneling as a primary exterior material, excluding the roof material.

2. Metal paneling, if any, shall be decorative such as stamped steel or seam metal, and shall be painted on the exterior side. Corrugated metal is prohibited. Reflective exterior metallic materials or untreated metal panels are prohibited.

3. Use of shipping containers or its parts are prohibited.

4. Exterior architectural treatment shall be similar to, or matching, the main residence on the subject property (including exterior materials, siding, and color).

5. Exterior light fixtures shall include shielding to contain glare within the subject property and prevent light trespass onto adjacent properties exceeding 0.5 foot-candle as measured at the property line.

6. HVAC condensers and heat pumps shall be ground-mounted.

7. Window and roof-mounted HVAC equipment shall not be visible from the public right-of-way.

8. Exterior stairways to upper floors shall not be visible from public right-of-way at the front or side of the property.”

SECTION 41. Redlands Municipal Code Section 18.44.160 entitled “Accessory Buildings” is hereby amended to read as follows:

“For accessory buildings in the R-1 Zone, the provisions of section 18.40.150 of this title shall apply, except that accessory buildings may occupy not more than thirty percent (30%) of the rear yard area.”

SECTION 42. Redlands Municipal Code Section 18.48.180 entitled “Accessory Buildings” is hereby amended to read as follows:

“In the R-1-D Zone:

A. The provisions of section 18.40.150 of this title shall apply, except that accessory buildings may occupy not more than thirty five percent (35%) of the rear yard area.

B. Accessory buildings may be located in a required rear yard and a front and rear yard combination, provided such accessory buildings are not closer than ten feet (10') from the front main building and twenty feet (20') from the front of the rear main building.”

SECTION 43. Redlands Municipal Code Section 18.52.190 entitled “Accessory Buildings” is hereby amended to read as follows:

“For accessory buildings in the R-2 zone, the provisions of section 18.40.150 of this title shall apply, except that accessory buildings may occupy not more than eighty percent (80%) of the rear yard area.”

SECTION 44. Redlands Municipal Code Section 18.56.220 entitled “Accessory Buildings” is hereby amended to read as follows:

“In the R-2-2000 zone, the provisions of section 18.40.150 of this title shall apply, except that accessory buildings may occupy not more than eighty percent (80%) of the rear yard area.”

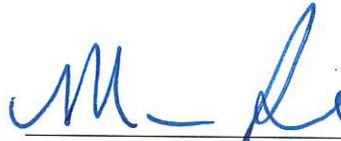
SECTION 45. Redlands Municipal Code Section 18.60.190 entitled “Accessory Buildings” is hereby amended to read as follows:

“For accessory buildings in the R-3 zone, the provisions of section 18.40.150 of this title shall apply, except that accessory buildings may occupy not more than eighty percent (80%) of the rear yard area.”

SECTION 46. General Plan Consistency. The City Council finds that the amendments to Title 18 (Zoning Regulations) of the Redlands Municipal Code described herein are consistent with the adopted and certified 2021-2029 (6<sup>th</sup> Cycle) Housing Element of the City of Redlands 2035 General Plan, and will comply with the applicable provisions of State law.

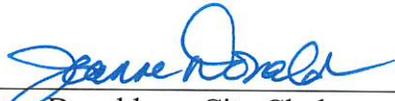
SECTION 47. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 48. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and shall cause it, or a summary of it, to be published once in a newspaper of general circulation within the City, and thereafter, this ordinance shall take effect as provided by law.



\_\_\_\_\_  
Mario Saucedo, Mayor

ATTEST:



\_\_\_\_\_  
Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk, City of Redlands, hereby certify that the foregoing Ordinance was duly adopted by the City Council at the regular meeting thereof, held on the 15<sup>th</sup> day of July, 2025, by the following vote:

AYES: Councilmembers Barich, Tejada, Davis, Shaw; Mayor Saucedo  
NOES: None  
ABSENT: None  
ABSTAIN: None

  
\_\_\_\_\_  
Jeanne Donaldson, City Clerk